METRICON STANDARD INCLUSIONS

Effective date 03/01/2019 Rev3

PRE-CONSTRUCTION

- ✓ HIA fixed price contract.
- ✓ Plans and Specifications.
- ✓ Engineers soil report and slab design.
- ✓ Contour survey.
- ✓ Council building and plumbing application fees and charges (standard applications in Qld based on Brisbane City Council, standard applications in NSW based on Tweed Shire Council, excluding town planning, relaxations).
- ✓ Water connection fees (excludes water meter installation if required).
- ✓ Pre-determined colour scheme by Metricon Studio M décor designers.

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ✓ Site scrape and/or balanced cut & fill excavation for up to 500mm site fall over the building platform.
- ✓ Removal of vegetation and/or excess spoil.
- ✓ Waffle pod concrete slab up to H2 soil classification.
- ✓ Bulk concrete bored piering (if required) to suit balanced cut & fill excavation for up to 500mm site fall over the building platform.
- ✓ Termite treatment to slab penetrations and physical perimeter barrier.
- ✓ Sewer & Stormwater connections to existing serviceable connection points.
- ✓ Surface drains including dedicated stormwater line
- ✓ Electrical mains run in.
- ✓ Water connection from pre-tapped water main.
- ✓ House constructed for wind rating conditions up to N3 (w41).
- ✓ No allowance for retaining walls.

ENERGY EFFICIENCY

- ✓ Ceiling insulation batts rating R3.0 to ceiling area as required.
- ✓ Sisalation "Wall-wrap" and R1.5 insulation batts to external stud walls.
- ✓ Energy efficient aluminium windows and sliding door units.
- ✓ Weather stripping to hinged external Front and Laundry doors.
- ✓ WELS rated water saving shower heads and tap ware.
- ✓ Chromagen 170 litre heat pump hot water unit to standard home.
- ✓ 500 KPA Water Pressure Limiting Device.

BRICKS, WINDOWS, ROOF & GARAGE

- ✓ Extensive range of clay bricks from the Builders standard range.
- ✓ Natural mortar with raked joints.
- ✓ Powder coated aluminium windows and sliding doors with clear glass also satinlite glass to wet areas.
- ✓ Keyed window locks to all opening sashes and sliding doors.
- ✓ Flyscreens to all front façade opening window sashes.
- ✓ Safety screens to all side and rear opening window sashes and sliding doors, excluding Garage sliding door if applicable.
- ✓ Colorbond Slimline automatic Panelift door with one wireless wall mounted button and two hand sets, to the front facade of the standard home Garage in the standard Builders range of colours.
- ✓ Colorbond fascia, gutter, downpipes and roof, with rotary vent and snap on eave vents (if required)

KITCHEN FEATURES

- ✓ Melamine finish cupboards with 20mm reconstituted stone bench tops in the standard Builders range of colours and door handles.
- ✓ Contrasting Melamine colour.
- ✓ Provision for dishwasher with cold water connection and single power point.
- ✓ Provision for future microwave with pot drawer under and single power point.
- ✓ Clark Punch 1.75 end bowl stainless steel sink
- ✓ Clark "Round Pin" chrome sink mixer tap – CL10006C4A.

	For Homes < 170 m2	For Homes > 170 m2
✓	600mm Bellissimo by Technika stainless steel/black glass electric oven TB60FDTSS-5	900mm Technika stainless steel/black glass electric oven T948SS-5
✓	600mm Technika electric ceramic cooktop CFE641-2	900mm Technika electric ceramic cooktop CFE942
✓	600mm Technika stainless steel canopy rangehood CHEM52A6S-2	900mm Technika stainless steel canopy rangehood CHEM52C9S-2

- ✓ Bellissimo by Technika stainless steel dishwasher TBD4SS-5

BATHROOM, ENSUITE & TOILETS FEATURES

- ✓ Melamine finish vanities with 20mm reconstituted stone bench tops in the standard Builders range of colours and door handles.
- ✓ Clear laminated glass shower screens with powder coated aluminium frame.
- ✓ 1100mm high polished edge mirrors with width as per plans.
- ✓ Clark "Round" 1525 white bath – CL50001.W4TF.
- ✓ Clark "Square Inset" 400mm vanity basins with single taphole landing in white with chrome pop up waste – CL40013.W1.
- ✓ Clark "Round Pin" chrome wall mixer with trim kit to shower – CL10027.C.
- ✓ Clark "Round Pin" chrome wall mixer with trim kit to bath – CL10027.C.
- ✓ Clark "Round Pin" mixer to vanity basins – CL10001.C5A.
- ✓ Caroma "Tasman II" chrome hob mounted bath spout 992539C.
- ✓ Clark "Round Basic" chrome rail shower – CL10058.C3A.
- ✓ Clark "Round" chrome single towel rail 900mm long maximum - CL60021.C.
- ✓ Clark Round chrome single towel rail 300mm long where required in standard design home – CL60019.C
- ✓ Clark "Round" chrome toilet roll holders – CL60016.C.
- ✓ Stylus "Prima II" close coupled toilet suite with soft close seat - PRI400SC.
- ✓ Round chrome metal floor wastes where required.

LAUNDRY FEATURES

- ✓ Clark "Utility" 42 standard Laundry tub and cabinet – F6001.
- ✓ Washing Machine taps with non-return valve, installed under cabinet – MT2015.
- ✓ Stylus Cadet Laundry chrome wall trough set (632253C4A)
- ✓ Round chrome floor waste where required.

CERAMIC TILING

- ✓ Ceramic tiles to be chosen from Builders Preferred Suppliers standard Builders Range.
- ✓ Bathroom and Ensuite floors, 2000mm high to showers, 400mm above bath and skirting tile.
- ✓ Kitchen splash back as per standard plan.
- ✓ Water closet and Laundry floors, splash back over tub and skirting tiles as per standard plan.
- ✓ Main floor (refer working drawings), Portico/Porch and Alfresco areas.
- ✓ No allowance has been made for frieze or decorator tiles.
- ✓ No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts.

ELECTRICAL

- ✓ Earth leakage safety switch & circuit breakers.
- ✓ Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point.
- ✓ One (1) single power point to microwave provision.
- ✓ One (1) single power point to refrigerator provision.
- ✓ One (1) double power point to each room.
- ✓ LED downlights throughout excluding Kitchen & Garage.
- ✓ LED ceiling mounted light to Kitchen.
- ✓ Strip fluorescent light with diffuser to Garage.
- ✓ External up/down lights to Front Façade.
- ✓ External bunker light to outside Laundry.
- ✓ Ceiling fans to all Bedrooms, Lounge areas and Outdoor room.
- ✓ Photoelectric smoke detectors (direct wired to board with battery backup).
- ✓ NBN lead-in conduit (LIC) including one data point and double power point located in Garage, and one data point to Living area.
- ✓ Two TV points, including roof mounted digital compatible TV antenna (if required).

STANDARD EXTERNAL FEATURES

- ✓ 2550mm nominal ceiling height (2550mm to upper floor on double storey home).
- ✓ Powder coated aluminium entry door frames in the standard Builders range of colours – sidelights if applicable in clear glass.
- ✓ Hume Newington XN1 clear glazed painted external front entry hinged door with Delf Valencia entrance knob set DK500VALPS and Delf double cylinder deadbolt DD550PS.
- ✓ Hume Glass Opening XF3 clear glazed, painted external hinged door with Delf Valencia entrance knob set DK500VALPS and Delf double cylinder deadbolt DD550PS to other external doors if applicable.
- ✓ Two (2) coat external paint system to external trim and doors using Dulux paints to Paint Manufacturers standard specifications.
- ✓ Feature contrasting external paint colour (if required)
- ✓ Two (2) external garden hose taps.
- ✓ External exposed aggregate concrete to Driveway and path/s, including gutter cut and excavation, and PVC grated drain across garage door opening (if required).
- ✓ Treated pine single side, butted paling fence to side and rear boundaries including return fences with one pedestrian gate.
- ✓ Poly-tek pillar letterbox including street numbers beside driveway.
- ✓ Garden bed up to 20m2 including mulch and plants with timber edging.
- ✓ River gravel to side/s of narrow lots (if required).
- ✓ Turf to balance inside property alignment and to front kerb to suit up to 400m2 Lot size. Excludes turf to nature strip of secondary street frontage (corner block or rear access) and will incur additional costs).
- ✓ Single fold down clothesline.
- ✓ External builders house clean.
- ✓ Site clean after construction.

STANDARD INTERNAL FEATURES

- ✓ Carpet grade staircase with paint grade pine hand rail and black round steel balusters to stairs and first floor voids in high set homes.
- ✓ Flush panel painted internal hinged doors.
- ✓ Block-out roller blinds to all windows and sliding glass doors excluding Ensuite, Bathroom and Water Closet areas.
- ✓ Carpet in the Builders Silver range including standard foam underlay (refer working drawings).
- ✓ Delf Pomona DL505POMSC internal door lever handles in satin chrome finish to hinged internal doors.
- ✓ Vinyl sliding doors to all wardrobes.
- ✓ Vinyl sliding doors to linen cupboard (available to certain designs only, refer working drawings).
- ✓ Painted particleboard shelving to pantry, linen, broom and robes.
- ✓ 90mm painted coved cornice, 42mm painted splayed architraves and 66mm painted splayed skirting.
- ✓ Three (3) coat internal paint system using Dulux Professional paints – 2 colours (one colour to walls and one colour to timber work) to Paint Manufacturers standard specifications.
- ✓ Two (2) coats to ceiling using Dulux Professional ceiling white paint to Paint Manufacturers standard specifications.
- ✓ Fujitsu 6.0kw reverse cycle split air-conditioning system for Living area.
- ✓ Internal builders house clean.

WARRANTIES

- ✓ Twelve-month maintenance period.
- ✓ Statutory structural guarantee period.
- ✓ Builders Lifetime Structural guarantee. (Subject to terms and conditions)

Metricon Homes Queensland Pty. Ltd. reserve the right to alter any of the above specifications due to continuing product development or availability of items.

Signature (1) **Date (1)**

Signature (2) **Date (2)**