



IMPACT HOMES



STANDARD INCLUSIONS
VICTORIA

Inclusions



EXTERIOR FINISHES

- Face brick veneer external walls
- Traditional concrete tile roof
- Colorbond fascia and gutter
- 2.44m internal ceiling height
- 450mm eaves to front
- 820mm style external door with translucent glass inserts and fixed translucent glass sidelight
- Aluminium powder coated windows and sliding doors
- Satin chrome front door lockset
- Panel lift garage door with two remotes
- 90mm Colorbond down pipes
- Smartfilm termite barrier
- Aluminium powder coated balustrade on balconies (where applicable)



INTERIOR FIXINGS

- Flush panel internal swinging doors
- Aluminium framed vinyl sliding wardrobe doors
- Satin chrome lever internal door handles
- Pencil round skirting and architrave painted in gloss finish - 2 coats
- 10mm plaster board and 75mm cornice painted in low sheen finish - 2 coats. 10mm water resistant plaster board in wet areas





KITCHEN

- 20mm engineered stone bench top
- Matt finish laminate kitchen cabinet doors and drawers
- Cabinet height 2.2m with paint grade MDF cabinetmaker bulkhead
- Stainless steel dishwasher
- Stainless steel 60cm oven
- Stainless steel 60cm slide-out range hood
- Stainless steel 60cm four burner gas stove
- Chrome sink mixer
- Stainless steel sink
- Ceramic tile splashback



IMPORTANT NOTE: Where this inclusions list applies to a dual occupancy dwelling - the appliances included may vary for each unit. Please refer to the sales plans for clarification of the inclusions.

LAUNDRY

- Glass sliding door or external swinging door - 1/2 clear glass with stainless steel lockset (depends on house design, please refer to plan)
- Steel stand-alone laundry cabinet with stainless steel tub
- Chrome mixer
- Ceramic tile splashback



Inclusions



BATHROOMS, ENSUITES AND WATER CLOSETS

- Vanities with 20mm engineered stone tops and matt laminate cupboard doors and drawers
- Polished edge mirror over vanity
- Chrome shower, bath and basin mixers
- Chrome shower rail and bath spout
- Ceramic close-coupled toilet suite
- Chrome double towel rail and toilet roll holder
- Semi-framed glass shower screen with pivot door
- Acrylic moulded bath 1.675m
- Ceramic tile splashback, skirting and shower recesses
- Ceramic feature tile on side of bath, bath hob and one wall of the room



FLOOR COVERINGS

- Ceramic floor tiles in kitchen, family, meals, entry, linen cupboards and all wet areas. Hallways shall be as indicated on plans
- Carpet in bedrooms, wardrobes, second living area (where applicable) and internal staircase (where applicable)
- Garage floor to be plain trowelled concrete



WINDOW TREATMENTS

- Roller blinds to all windows and sliding doors excluding wet areas
- Fly screens to all opening windows





ELECTRICAL

- Gas ducted heating
- One reverse cycle split system inverter air conditioners as indicated on plans
- LED downlights throughout house
- External double spotlight near laundry drying area
- TV antenna for up to three hard wired TV points
- 20 litre gas hot water service

IMPORTANT NOTE: Air conditioning units where indicated on the sales plans shall be fitted in accordance with the manufacturers specifications. The size and layout of the room where the unit is to be installed shall determine the size of the unit. As a general rule, where indicated on the sales plans, a bedroom shall have a 2.6kW unit and a large living room shall have a 6.2kW unit.



LANDSCAPING

- Feature garden at front of property with mixture of shrubs, ground covers and decorative pebble
- Turf installed to remainder of property unless stated otherwise in contract or sales plans
- Coloured concrete driveway, porch and alfresco
- Metal letterbox
- Timber fencing sufficient to complete property with access gates as indicated on plans
- Wall mounted clothesline

IMPORTANT NOTE: Alternate landscaping specifications may apply to properties over 500m². Please refer to the sales plans.



Inclusions



ENERGY EFFICIENCY

- Ceiling insulation in main roof area excluding garage, alfresco and porch
- Sisilation wrap to external walls
- Energy efficiency rating to Australian building standards



Please note: Impact Homes Pty Ltd reserves the right to alter the inclusions published at any time without notice provided that the item is substituted for an item of equal or better quality. These inclusions should be read in conjunction with the sales plans, specifications, and colour selection in order to verify the quantity, location, and colour of items.

WARRANTIES

Full internal and external commercial quality clean on completion. 6 years structural guarantee. 12 months guarantee on materials and workmanship.

Appliances covered by manufacturer's warranty.

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IMPACT HOMES HAS A RELIABLE AND RESPONSIVE MAINTENANCE SYSTEM IN PLACE

All maintenance enquiries are dealt with via electronic tracking so all enquiries will be confirmed and responded to within 24 hours of their receipt. However, power, water and gas needs will be addressed immediately and all other enquiries will be booked in within five days.

Our commitment is that all maintenance issues will be resolved within two weeks unless otherwise stated or discussed upon receipt of your request.

Your Designer Facades



MORE THAN JUST A ROOF OVER YOUR HEAD

1300 986 422
info@impacthomes.com.au

23 Cardigan Place
Albert Place VIC 3206



www.impacthomes.com.au

* All information contained herein is considered to be true and correct at the date of printing. Information should be used as a guide only and is subject to change without notice.