



INCLUSIONS LIST

COMPLETE TURN-KEY FIXED PRICE HOMES

GENERAL

- ▶ 25 year structural guarantee
- ▶ Public liability insurance
- ▶ Construction insurance
- ▶ Warranty insurance

PRELIMINARIES

- ▶ Soil test by a geotechnical engineer
- ▶ Building permits and all relevant working drawings

CONNECTIONS

- ▶ Garden taps/Front and rear
- ▶ Stormwater drains
- ▶ Sewer drains
- ▶ Electricity connections
- ▶ Gas connections
- ▶ Water & Recycled Water Connections
- ▶ Fibre Optic wiring - up to 2 data points to home for television, data and phone-points to central garage point (does not include installation of Hub or final connections)
- ▶ All connections exclude consumer connection fees and utility account opening fees

FOUNDATIONS

- ▶ Fixed Site Costs (Rock Included)
- ▶ Engineered "H1" Class 25mpa concrete slab 400mm thick with SL82 steel reinforcement

FRAMING

- ▶ Stabilised pine "MGP10" wall frames with LVL lintels and beams
 - ▶ Engineered designed roof trusses at 22.5 degree pitch
- Note: certain double storey designs are flat deck specific

CEILINGS

- ▶ 2590mm height for single storey and ground floor of double storey designs with 2400mm for upper levels
- ▶ 90mm cove cornice throughout

WINDOWS

- ▶ Aluminium Awning windows to front facade elevation and sliding windows with clear glazing to remainder
- ▶ Keyed Locks to all windows
- ▶ Flyscreens to all openable windows
- ▶ Holland Blinds to all Windows (excludes doors and fixed windows)

FACADE

- ▶ Facade as noted in approved architectural drawings

EXTERNAL CLADDING

Single

- ▶ Clay Bricks from builders range to garage and house
- ▶ Brick infills to front elevation and 4.5mm fibre cement to remainder

Doubles

- ▶ Pre coated polystyrene panels with render finish and clay bricks to garage (Refer to plans)

ROOF PLUMBING/TILES

- ▶ COLORBOND fascia, gutter, downpipes and cappings with concrete roof tiles
- Note: Certain designs are zinc flat deck specific

INSULATION/6 STAR

- ▶ Sisalation wall wrap
- ▶ R1.5 wall batts to external walls

- ▶ R2.5 insulation wool to ceiling cavity of living areas
- ▶ Gas continuous flow solar hot water unit

GARAGE

- ▶ Panel lift COLORBOND Garage door with 2 hand held and 1 wall mounted remote control
- ▶ Brickwork above garage door

STAIRS

- ▶ Half Height plastered wall Balustrade
- ▶ MDF treads and risers with carpet finish

EXTERNAL BALUSTRADE

- ▶ Refer to working drawings for balcony detail

DOORS/FURNITURE

- ▶ Entry: 2040mm x 820mm Solid core Hume door with Gainsborough Terrace entrance set
- ▶ Laundry: 2100mm x 1450mm Sliding door
- ▶ Internal: 2040mm high Flush panel doors with Gainsborough (Brushed Chrome) passage handles and air cushioned door stops
- ▶ Chrome knob to robe cupboards

SKIRTING/ARCHITRAVES

- ▶ 67mm x 18mm Primed MDF skirting and architraves
- ▶ Tiled Skirting 100mm to wet areas

SHELVING

- ▶ Robes: x 1 shelf (450mm deep) with chrome hanging rails
- ▶ Pantry: x 4 shelves (450mm deep)
- ▶ Linen: x 3 shelves (450mm deep)

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INCLUSIONS LIST continued

ELECTRICAL

- ▶ Safety switches (residual current devices)
- ▶ Direct wired smoke detectors
- ▶ 10 watt LED downlights to down stairs Meals, Kitchen, Hallway, Family with Batten holders to remainder
- ▶ 1 x Rear flood light
- ▶ Exhaust fans to areas with no openable window
- ▶ 1 x Double powerpoint to each room (Refer to Standard Plans)
- ▶ 1 x Television and phone point (Refer to Standard Plans)

HEATING

- ▶ Bonaire gas ducted heating with thermostat (total number of points and unit size are product specific, location of unit at builders discretion)

TOILETS

- ▶ Dual flush cisterns with Vitreous China pan
- ▶ Toilet roll holders

BATHROOM/ENSUITE

- ▶ Full laminate cabinets and benchtops
- ▶ Vitreous china designer basins with chrome flick mixers
- ▶ 1665mm white acrylic bath tub with chrome outlet and tap set (product specific)
- ▶ Polished edge mirrors (size is width of vanities x 950mm high)
- ▶ Ensuite/bathroom: poly marble shower base size as per plans
- ▶ Polished silver framed safety glass, pivot door shower screens and wall mounted mixer

- ▶ Double towel rail holder

KITCHEN

- ▶ Australian made kitchen
- ▶ Laminate bench tops, panels and doors
- ▶ Overhead cupboards
- ▶ Double end bowl stainless steel sink with chrome mixer
- ▶ Designer D pull handles

APPLIANCES

- 900mm stainless steel Omega:
- ▶ Underbench Oven
 - ▶ Gas Cooktop
 - ▶ Slideout Rangehood
 - ▶ Dishwasher 600mm

LAUNDRY

- ▶ 45L stainless steel tub with acrylic cabinet and chrome mixer

FLOOR COVERINGS

- ▶ Ceramic floor tiles (450mm x 450mm) to Bathroom, Toilet, Ensuite, Main Hallway, Laundry, Kitchen and Meals
- ▶ Carpet to remainder (Category 1 builders range) (Refer to standard plans)

WALL TILES

- Ceramic wall tiles to:
- ▶ 700mm above kitchen bench
 - ▶ 200mm above vanities
 - ▶ 2000mm to shower walls
 - ▶ Bath edge to floor
 - ▶ 400mm above bathtub

PAINT

- ▶ Dulux Washable Low Sheen Acrylic to all Walls
- ▶ Dulux Flat Acrylic to all Ceilings

- ▶ High Gloss Enamel to all interior wood work and doors
- ▶ Dulux Weather Shield to all exterior woodwork
- ▶ 3 coat paint system

EXTERNAL

- ▶ Coloured concrete driveway, plain concrete 800mm wide path (as per plan)
- ▶ Full front and rear landscaping with drought resistant plants x 10 with pebbles, mulch and seeded lawn
- ▶ Fencing to all boundaries to developers requirements including wing gate where required (refer to plans)
- ▶ Sandleford letterbox
- ▶ Wall mounted clothesline (All external works to builders discretion)

NOTE: Contract Documentation, Bonus Packages and/or Variations may alter or overrule any items listed herein.

CLIENT SIGNATURE

DATE

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Disclaimer: Nostra Projects Pty Ltd standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be displayed in our homes may not be included in our standard specifications.

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PROJECTS