

QLD ORACLE BUILDING CORPORATION

*Standard Inclusions*

**Pre-Construction**

- All contracts are fixed price contracts.
- Home owners warranty insurance.
- Price is based on a fully serviced standard lot up to 500m<sup>2</sup> with maximum 500mm fall across the building envelope.
- Certified soil and wind rating certificate.
- Contour survey.
- Concrete slab to engineers design.
- Building certification fees, plumbing, drainage fees including inspections.
- 6 months maintenance period (conditions apply).
- 25 Year Structural Guarantee.

**Termite Protection & Framing**

- Penetrations, perimeter and control joints protected by physical barriers.
- Engineered, pre-fabricated H2 frame and trusses.
- N2 wind rating.

**External**

- Roof pitch 22.5°.
- Colorbond metal fascia and gutters.
- Concrete roof tiles.
- Aluminium sliding windows and sliding doors with keyed locks.
- Wall wrap to external walls.
- R1.5 Insulation batts to lightweight cladded areas.
- Bricks from selected builders range.
- Natural mortar with round ironed joints.
- Colorbond sectional garage door with remote control and 3 transmitters.
- Feature front entry door.
- Lever entrance set including double cylinder dead lock to all hinged external doors.
- Rinnai B26 continuous, gas HWS.
- Painted PVC downpipes.
- 2 External garden taps.
- 5 External yard gullies.

**Internal**

- 2440mm ceiling height.
- R2.5 insulation batts to ceilings excluding porch.
- 10mm plasterboard to walls and ceilings unless noted otherwise.
- 90mm cove cornice throughout.
- 66mm x 11mm skirting.
- 42mm x 11mm architrave.
- Lever internal passage sets with privacy latches to Bathroom, WC and Ensuite.
- White cushion door stops as required.
- Built in linen cupboards with 4 melamine shelves.
- Built in wardrobes with aluminium framed sliding doors and pre-finished vinyl fronts, one melamine shelf and hanging rail to all bedrooms and walk in robe to Bed 1.
- Flat acrylic paint finish to all ceilings.
- Low sheen paint finish to all internal walls.
- Gloss enamel finish to all internal doors and woodwork.

**Two Storey Designs Only**

- R1.5 insulation batts to lightweight cladded areas.
- Internal stairs consist of carpet grade treads, risers & landing with plasterboard dwarf wall & painted timber cap.
- Storage area under stair is unfinished.

**Kitchen**

- Kitchen joinery with melamine cabinetry, soft close drawers & doors and stainless steel handles.
- Laminated front with PVC square edge doors.
- 20mm Engineered Stone bench tops from selected builders range.
- Ceramic tile splash back 600mm high above bench top.
- 1<sup>3</sup>/<sub>4</sub> bowl stainless steel sink.
- Chrome plate sink mixer.
- 60cm Omega multifunction oven.
- 60cm Omega 4 zone cook top.
- 60cm Omega retractable recirculating rangehood.
- Omega Stainless steel dishwasher.

*Standard Inclusions*

**Bathroom, Ensuite and WC**

- Obscure glazing to windows.
- 2 door vanity unit with melamine cabinetry and stainless steel handles.
- Laminated front with PVC square edge doors.
- Laminated post form vanity top.
- Ceramic wall & floor tiles from selected builders range.
- Semi framed pivot shower screen with laminated glass.
- Frameless polished edge mirror above vanity.
- 1675mm acrylic bath where applicable.
- Drop in counter vanity basin.
- Dual flush toilet suite.
- Chrome plate basin mixer to vanity unit.
- Shower rail with wall mixer.
- Wall mixer with chrome plate bath spout.
- Chrome plate towel rail and toilet roll holder.

**Laundry**

- Ceramic tiled floor.
- Ceramic skirting tile.
- Ceramic tile splashback.
- 45 litre stainless steel tub and metal cabinet.
- Chrome plate flick mixer.
- Chrome plate washing machine stops.

**Dual Living Inclusions – Where Applicable**

- Electricity – 2 single phase power supply with 2 meters installed into one meterbox. Meters are billed individually.
- Phone – An individual telephone line is installed per dwelling.
- Water – One meter service to the main dwelling, with a private meter for the second dwelling.
- Sewer – One connection to the sewer main per dwelling.

**Electrical**

- LED down lights as per electrical plan.
- Fluorescent light to garage.
- Power points as per electrical plan.
- TV points to living areas, bedroom 1 and media room. (where applicable).
- 1 Phone point to kitchen.
- Exhaust fan to showers.
- Selected ceiling fan & 2 LED lights to bedrooms.
- Selected ceiling fan & 2 LED lights to alfresco.
- Smoke detectors hard wired with backup battery.
- Communications distribution box for NBN/FTTH. Lead in from street to house connection point. Lead in house connection point to cabinet installed in garage. Note – there is no allowance for the connection of NBN or phone to the home.

**Turnkey Inclusions**

- Builder's selection carpet to lounge, family, media and all bedrooms.
- Floor tiles to entry, dining, living and hallway, from selected builders range.
- Fly screens to all windows.
- Barrier screens to external doors and sliding doors excluding garage.
- Roller blinds to all windows and sliding doors.
- Wall mounted reverse cycle air conditioner to living room.
- Wall mounted reverse cycle air conditioner to bed 1.
- TV antenna.
- Exposed aggregate concrete drive, in a colour at the builder's discretion.
- Tile finish to Alfresco and Porch.
- Butted paling treated pine fencing to 1800mm high with metal framed single gate, as per plan.
- Supply and lay wintergreen turf, 6m<sup>2</sup> garden bed and gravel to site as per plan.
- Letterbox.
- 2.24m wall mounted clothesline.

**PLEASE NOTE:**

Oracle Building Corporation reserves the right to alter designs and specifications and substitute the make, model or type of any standard inclusion to a product of equivalent standard without notice.