



GOLD INCLUSIONS LIST

DUAL LIVING V26.9.18



EXTERNAL WORKS

- Landscaping - turf and garden beds
- Exposed aggregate to driveway and paths
- Alfresco - builders preference - may include exposed aggregate unless specified as per engineer
- Fan in alfresco area
- Butted paling fencing to side and rear boundaries (where there is no existing fence)
- Full perimeter termite treatment and penetration collars to Australian standard 3600.1(2000)
- 2 x clothes line, 2 x letterbox
- 2 x antenna (when required)

FRAMING AND EXTERNAL FEATURES

- Frames and trusses to engineers design
- Builders range of face bricks, render or cladding depending on chosen front facade
- Powder coated sheet metal roof
- Powder coated sheet metal fascia and gutter
- Powder coated sheet metal panel garage doors with remotes
- 2440mm ceiling height

WINDOWS

- All windows are powder coated aluminium from builders standard colours
- Roller blinds to all living areas and bedrooms
- Barrier screens to all doors & windows

ELECTRICAL

- 1 x 6.4kW split system A/C to living area in dwelling A and dwelling B
- 1 x 2.5kW split system A/C to main bedroom in dwelling A - N/A for dwelling B
- 2 x TV and phone points in dwelling A and dwelling B
- All power points to be double throughout
- Light fittings to be supplied and installed
- Smoke detectors wired to a 240v supply - to comply with AS BCA 3.72 and 3786-1993
- Safety switch to meter box - separately metered electricity and water
- USB plugs to kitchen x1 and main bedroom x2

- NBN ready to dwelling A and dwelling B (basic provision where available)

INSULATION / ENERGY EFFICIENCY

- R2.5 Insulation batts to ceiling excl. alfresco & porch
- Sarking to roof and all external walls
- Ceiling fans to all Living areas and Bedrooms
- Weather strips to external doors as required

FLOOR COVERINGS

- Builders range - designer tiles to all wet, entry, kitchen and dining areas - living area as per plans
- Tiled splash backs to kitchen and laundry
- Builders range - carpet to all bedrooms & lounge/media as per colour selection

DOORS AND ROBES

- Front door - hume XN5 - glazed clear
- Internal doors - moulded panel doors fitted with lever door furniture from builders range
- Vinyl sliders to all robe doors and linen doors where applicable
- Linen cupboard has 4 shelves, broom cupboard has 1 shelf, and all bedroom robes have 1 shelf with Chrome hanging rod

KITCHEN

- Westinghouse or similar cooktop in dwelling A and dwelling B (600mm)
- Westinghouse or similar stainless steel electric under bench oven in dwelling A & dwelling B (600mm)
- Westinghouse or similar stainless steel dishwasher in dwelling A - No dishwasher in dwelling B
- Westinghouse or similar slide out range hood (built in to existing overhead cupboards)(600mm) in dwelling A and dwelling B
- 1 3/4 Bowl stainless steel sink in dwelling A
- Single bowl stainless steel sink in dwelling B
- 20mm engineered stone bench tops as per builders colour selection
- Kitchen bulkhead to existing overhead cupboards including 2x down lights

- Builders range laminated doors and 1x bank of drawers with white melamine shelving to all cupboards and pantry
- Overhead cupboards over cooktop bench

BATHROOM, ENSUITE AND LAUNDRY

- All vanities have 20mm engineered stone tops and laminated doors with semi recessed basins selected from builders range
- Clear glass framed shower screens
- Frameless mirrors above vanities
- Close coupled toilet suites or similar
- 1500mm nominal acrylic bath (If specified on plans)
- Free standing 45 litre laundry tub and cabinet in dwelling A
- Size specific laundry tub and cabinet in dwelling B
- Exhaust fans to bathroom and ensuite
- Energy efficient electric hot water system in dwelling A
- Energy efficient electric hot water system in dwelling B
- Obscured glass to bath, ensuite and WC windows

PAINT AND LININGS

- 10mm Gyprock to all ceilings and walls - 6mm villa board to all wet areas
- 90mm cove cornice throughout - 50mm to robes
- 4.5mm FC sheeting to patio area and alfresco
- 42mm x 12mm builders range architraves with 68mm x 12mm skirtings (splayed profile)
- Premium Dulux paints 3 coat system throughout
- 1 Sealer coat and 2 coats low sheen premium on walls
- 1 Sealer coat and 1 coat flat finish on ceilings
- 1 Sealer coat and 2 coats semi gloss acrylic on all woodwork

FEES AND WARRANTIES

- Standard building approval fees and charges - soil test and engineering
- Twelve month maintenance period
- Twenty year structural guarantee
- All insurances during construction process

QBCC: 1218048 All products are subject to availability at the time of ordering and are subject to change to equal or better products at the discretion of the builder

GOLD PACKAGE HIGHLIGHTS ★★ ★



- 20 Year Structural Guarantee
- Light Fittings and Ceiling Fans
- Stone Bench Tops
- 600mm Appliances
- Complete Landscape Package
- 1 x A/C to Living Area
1 x A/C to Main Bedroom
*Applicable to both Dwellings
- Barrier Screens to all Doors & Windows
- 2440mm Ceiling Height

Call 07 5644 8644 or visit www.silkwoodhomes.com.au