

# Homecorp Townhomes Inclusions List

*Prepared for Bluestone Encumbrance requirements*

## SAFETY & WARRANTY ITEMS

- RDC safety switches (earth leakage circuit breaker)
  - Hardwired smoke detectors in accordance with Australian Standards AS3786-2014
  - Non-return valves (stops contaminated water from re-entering the system) and water tempering valves.
  - Interior and exterior builders clean. Note: This is not a domestic/rental clean
  - Three (3) month maintenance warranty from practical completion
  - Lifetime structural warranty from practical completion\*
- \*See our website for T&Cs

## STRUCTURAL & FOOTINGS

- 100mm thick slab with SL72 mesh - N16 steel top and bottom
- Cut and fill up to 450mm included in site preparation
- Spoil removal included in site preparation
- Slab designed to suit engineering
- Part A slab penetration termite treatment
- Part B slab perimeter termite treatment
- 90mm structural pine wall framing and pine truss roof -built up to N2 wind load.
- 25 degree roof pitch
- 2740mm internal ceiling height

## SERVICES & CONNECTIONS

- Mains water and sewerage connections, up to 10m
- Single phase electricity connection, up to 10m
- Telephone conduit connection, up to 10m
- Note: Electricity and telephone consumer account opening fees are not included
- Reticulated gas connection, up to 10m
- Stormwater up to 80lm including 90mm PVC pipe, six (6) grated inlets, eight (8) flexible connectors and two (2) 90mm inspection points
- 3000L rainwater tank (per Bluestone encumbrance) connected to one (1) WC and one (1) single, external power point
- NBN pre-wire pack including 10m service connection, 2 x data points and power for NTD in garage
- Note: Telecommunication consumer account opening fees are not included
- Continuous flow gas hot water service. Placement of unit is at builders discretion

## ELECTRICAL

- Up to 20 light points as nominated on plans. LED downlights to living and meals area. Batten light points to remainder, including 2 waterproof batten lights to outside as nominated on plans.
- 1 Exhaust fan to each bathroom and ensuite, and any wet area room that has no other ventilation source i.e. window.
- Up to 12 double power points throughout, as nominated on standard electrical plan

- Single power points for fridge, cooktop, rangehood, microwave, dishwasher & garage door only
- One (1) TV point and one (1) telephone point as nominated on plans, not including connection
- One (1) TV antenna
- Reverse cycle ducted air conditioning as nominated on plans

#### EXTERNAL FINISHES

- Hebel, render and/or painted cladding as per standard plans
- COLORBOND roof, fascia and gutters including one (1) whirly bird
- Two (2) external taps, one (1) to front and one (1) to rear, as per standard plan
- Alfresco & balcony under roof line to have plasterboard ceiling lining with 55mm cornice

#### WINDOWS, DOORS & LOCKS

- Powder coated aluminium sliding or awning windows, as nominated on plans
- Powder coated aluminium sliding doors with key locks, as nominated on plans
- Fly screens to all opening windows
- Obscure glass to windows in bathroom/s, toilet/s and ensuite/s
- External entrance door [820mm x 2040H] to Front Door, with chrome finish keyed entrance set, including cylinder deadlock
- Keyed, locking entrance set to Internal Garage Access Door
- Flush panel internal doors throughout with cushion door stops
- Chrome finish, lever internal door furniture throughout with concealed striker plates
- Privacy locks to WC, powder, bathroom and ensuite as per standard design
- Motorised panel lift steel sectional garage door including two (2) remote controls

#### INSULATION

- R2.0 Glasswool batts to all external walls including wall between Garage (excludes external Garage wall, alfresco and portico)
- R4.0 Glasswool batts to ceiling roof space (excludes Garage ceiling space)

#### INTERNAL FINISHES & FIXINGS

- 67mm x 18mm single pencil round architraves and reveals to all windows and doors
- 67mm x 18mm single pencil round skirtings
- 55mm cove plaster cornices throughout
- 10mm plaster board to wall and ceiling linings throughout (excluding wet areas)
- 6mm villa board wall lining to wet areas
- Paint [three (3) coat system] to ceiling and internal walls
- Two (2) paint colours throughout. One (1) to ceiling [white], one (1) to walls and woodwork
- Gloss/enamel paint to internal woodwork and doors, low sheen acrylic to internal walls
- Laminate flooring to lower floor living areas (excluding wet areas)
- Carpet to all bedrooms, staircase & full upper floor (excluding wet areas) including underlay

## STAIRS

- MDF treads & MDF risers with carpet
- Single pine hand rail
- Balustrade as per plans

## ROBES & LINEN CUPBOARDS

- Vinyl sliding robes to all bedrooms with single white melamine shelf and hanging rail
- Cupboard doors with cabinetry handles to linen /broom / store cupboards with four (4) white melamine shelves

## KITCHEN & PANTRY INCLUSIONS

- 33mm laminate bench top with square edge
- Laminated cabinetry with white melamine internal shelving, as per standard plan
- Microwave provision, including one (1) single power point, as nominated on plan
- Tiled splash back to kitchen
- Pantry with four (4) melamine shelves (design specific)
- Stainless steel 1 and 3/4 bowl overmount sink to kitchen with swivel mixer tap in chrome finish
- Dishwasher point with one (1) single power point and water connection
- Kitchen appliances including:
  - 600mm Built in Cooktop
  - 600mm Canopy Rangehood
  - 600mm Under-Bench Oven
  - 600mm Stainless Steel Dishwasher

## BATHROOM & ENSUITE INCLUSIONS

- 33mm laminate bench top to vanity with square edge
- Laminated vanity unit with white melamine internal shelving, as per standard plan
- Flat polished edge mirrors to suit vanity sitting above splash back vanity tile, per standard plan
- Fully framed clear glass shower screens
- Tiled set down to shower base per plans
- Vitreous china basins with chrome pop up wastes
- Designer tapware to basins in chrome finish
- Wall mounted single lever tapware to bath and shower in chrome finish
- Bathroom accessories including toilet roll holder and towel rail in chrome finish
- Premium sanitary grade acrylic bath set in a tiled podium to main bathroom
- Dual flush, back to wall toilet suite
- Waste drain traps to bathroom/s and ensuite/s with chrome grate, including set down to slab
- Tiles to floor and walls in wet areas (2000mm high to shower, 200mm high skirting or to suit nearest full tile)

## LAUNDRY

- Freestanding 45ltr stainless steel trough with white metal cabinet
- 1/4 turn washing machine taps inside laundry trough cabinet
- Chrome finish swivel mixer tap
- Waste drain trap to laundry with chrome grate, including set down to slab
- Tiles to floor and walls (splash back and 200mm high skirting, laid to suit nearest full tile)

## ADDITIONAL FINISHES

- Front feature fencing, including letterbox
- COLORBOND rear fencing (including gate to carport if applicable)
- Landscaping (excluding irrigation) including clothesline.
- Roller blinds to windows throughout, excluding wet areas
- Medium risk bushfire requirements
- Exposed aggregate concrete to driveway and front paths
- Standard grey concrete or paving to all rear paths
- Tile to alfresco, balcony and porch as nominated on plans