# **TURNKEY INCLUSIONS**

## **HOME AND LAND**

## **GENERAL**

Member of MBA & HIA

Member of Glenvill Group of Companies

Insurance with home owners warranty

6 year structural guarantee

#### **PRELIMINARIES**

6 star energy rating report

Plans & specifications

Engineering drawings & building permit

Bushfire compliance upgrade (where applicable)

#### SITE WORKS

Concrete waffle slab & pump allowance

Allowance for balanced cut/fill up to 300mm

Termite treatment (Part A & B)

Temporary fencing

Roof guard rail/fall protection

Crushed rock access drive

#### CONNECTIONS

Stormwater, sewer & underground power included
Telephone & electricity standard connection fees by owner

#### **FRAMING**

Prefabricated pine wall frames

Prefabricated pine roof trusses

## **CEILING HEIGHT**

2440mm (8") high to all single storey & first floor of double storey

2590mm high to ground floor on all double storey

#### **PLUMBING**

Concealed plumbing

Colorbond fascias, gutters & downpipes

## **BRICKWORK**

Bricks from builders' standard range with rendered features to front elevation

## **ROOFING**

Roof tiles from builders' standard range

#### **WINDOWS**

Feature windows to front of home & aluminum sliding windows to balance

Window seals

Locks to all openable windows

Flyscreens to all openable windows

#### WINDOW COVERINGS

Holland blinds to all windows & sliding doors (excluding front door sidelights)

Venetians to bathrooms

## **INSULATION**

R2.0 batts & sisilation to external walls

R3.5 batts to roof space (excluding garage)

## **HOT WATER SERVICE**

160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)

170 litre gas hot water unit with recycled water connections (where recycled water is available to the estate)

## **HEATING AND COOLING**

Gas ducted heating to all living rooms & bedrooms Split cycle cooling unit to family

## **PLASTERWORK**

75mm cove cornice throughout

#### ARCHITRAVES AND SKIRTINGS

67mm MDF skirtings

67mm MDF architraves

## **CUPBOARDS**

Robes with melamine shelf & hanging rail

Linen cupboard with 4 melamine shelves

Broom cupboard with melamine shelf

Coat cupboard with melamine shelf & hanging rail (house specific)

## **DOORS**

Feature solid door to front entry

Glazed sliding external door to laundry, family & rumpus (house specific)

Flush panel internal doors

Flyscreen doors to laundry, family & rumpus (house specific)



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## **DOOR FURNITURE**

Chrome entrance set to front door & rear garage door Deadbolt to front door & garage internal access door

Chrome levers to room doors

Chrome bar pulls to all cupboard doors

Weatherstrip to front door & internal access door to garage door stops

#### **TILES**

Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry.

Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

#### **CARPETS**

Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

#### **PAINTS**

Solagard low sheen to exterior garage timber door (2 coats) Gloss enamel to front door (2 coats)

Low sheen acrylic to interior walls & ceiling (2 coats)

Gloss enamel to interior woodwork & doors (2 coats)

## **ELECTRICAL**

Double power points throughout

LED downlights throughout (batten point to garage) External parafloods (x2)

TV point to family room, bedroom 1 & living (if applicable)

UHF/VHF digital ready TV antenna

Telephone point to kitchen & bedroom 1

Self closing exhaust fans above showers (x2)

Safety switches (residual current devises)

Smoke detectors (direct wired with battery back up)

## **KITCHEN**

Laminate base cabinets with postformed benchtops
Pantry with 4 melamine shelves

600mm multifunction electric oven (stainless steel)

600mm gas cooktop (stainless steel)

600mm canopy rangehood (stainless steel)

Dishwasher (stainless steel)

Double bowl sink & drainer

Gooseneck chrome mixer tap

## **LAUNDRY**

Stainless steel trough & white acrylic cabinet Hot & cold washing machine connections Gooseneck chrome mixer tap

#### **BATHROOM AND ENSUITE**

Laminate vanity cabinets with postformed benchtops

Polished edge mirror to full width of vanities

Square feature basins (white with chrome waste & overflow)

Toilet suites (white with chrome flush button)

1675mm bath (white) to bathroom

Tiled shower base & semi framed glass pivot door with polished silver frame

Chrome mixer taps

Double towel rail, toilet roll holder & soap dish

## **GARAGE**

Concrete waffle slab floor

Plaster lined ceiling & walls with cornice

Colorbond panel lift door with brickwork over

Remote control to garage door (includes 2 no. handsets)

Internal access door

Single weather proof ply rear door

## PORCH / ALFRESCO

Concrete waffle slab, lined ceiling, brick piers, tiled roof & downlights

## **LANDSCAPING**

Drought resistant garden & plants to front & rear instant lawn to front & rear

## **FENCING**

Timber paling/Colorbond fence (full share) including wing fence & gate to suit estate design guidelines

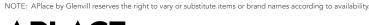
#### **PAVING**

Coloured concrete driveway, front path & rear outdoor living area

## LETTERBOX AND CLOTHES LINE

Pre-cast concrete letterbox with colour to match house colours

Colorbond fold out clothesline to rear yard





## **PAIG UPGRADES**

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## KITCHEN BENCHTOP

Reconstituted stone bench tops Caesarstone (refer colour selection schedule) with 20mm square edge and 16mm shadow line to Kitchen in lieu of standard laminated benchtop



## BATHROOM / ENSUITE / POWDER BENCHTOP/S

Reconstituted stone bench tops Caesarstone (refer colour selection schedule) with 20mm square edge Bathroom, Ensuite and Powder (if applicable), in lieu of standard laminated benchtops

