



A not-so-standard inclusions list

Single Dwelling

Kitchen

- Premium solid core Polytec Xenolith bench tops and laminate finish cupboards in standard Builder's range of laminates
- 600mm Stainless steel fan-forced under bench oven
- 600mm Black glass / Ceramic cooktop (glass look) or Gas cooktop with wok burner
- 600mm Range hood: Stainless steel slide out recirculating
- Sink: 1, 1¹/₂ or 1³/₄ bowl sink (as per proposed plan)
- Chrome finish sink mixer tapware
- Fully laminated kitchen cupboards
- Metal drawer runners
- Stainless steel pull handles – from Builder's range
- Built-in pantry – as per working drawings
- Kitchen drawers – set of 4 with cutlery tray to top drawer
- Tiled splash back – 600mm
- Dishwasher – stainless steel finish

Bedroom

- Built-in robes as per plan (single shelf with hanging rail)
- Lever and dummy door furniture from Builder's range to entry doors

Bathroom

- Vanity unit: Premium solid core Polytec Xenolith bench tops and laminate finish cupboard in the standard range of builder's laminates with ceramic basin
- Stainless steel pull handles – from Builder's range
- Mirror: polished edge 900mm high by full length of vanity
- Ceramic tiled shower base with chrome waste
- Framed glass shower screen – as per working drawings
- Mixer tapware to vanity and shower
- Wall mounted chrome shower head
- Rectangular white acrylic bath – size and design as per working drawings
- Dual flush toilet suite
- Chrome finish towel rail, toilet roll holder, hand towel ring from Builder's range
- Tiling to bathroom and ensuite walls (where applicable): 600mm above bath and 2000mm in showers
- Recessed shower floors to ensuite and main bathroom (where applicable)
- Chrome floor waste

Laundry

- Stainless steel tub with poly cabinet
- Quality tapware
- Tiling to laundry floor, skirting and tub splash back to 600mm
- Chrome floor waste
- Recessed wet area floors

Internal

- Fully lined garage walls
- Plasterboard wall and ceiling linings with FC to wet areas
- Cornice to all rooms
- Timber skirting and architrave from Builder's range
- Linen press with 4 shelves
- Robes include shelf and rail as per plan
- Ceiling height 2400mm throughout
- Door stops to internal doors
- Vertical blinds or Roller blinds to all windows and sliding doors

Lighting

- Kitchen & living areas: LED down lights
- One ceiling fan to main living area
- Ceiling fan/light combo to bedrooms
- Laundry: Exhaust fan/lighting combo as per electrical plan
- WC: Exhaust fan/lighting combo as per electrical plan
- Entry porch & alfresco: LED downlights (where applicable)
- Garage: 2 to double, 1 to single – Fluorescent
- Bathroom: 3 in 1 heat lamp, light and exhaust fan

Electrical

- Bathroom: 3 in 1 heat lamp, light and exhaust fan
- Standard double power points: 2 to kitchen, 1 to garage, 1 to laundry, 1 to each bathroom, 1 to each bedroom, 1 to living rooms
- White light switches, as per plan
- External power points: 1 weatherproof to alfresco area
- Smoke detectors, hard wired – as per Building Code
- Earth leakage circuit breakers
- Telephone point: 1 to kitchen
- TV points: 1 to each living room (where applicable)
- TV aerial
- Single split-system air conditioning unit to main living room and master bedroom
- NBN provisioning if available at time of underslab rough in capped at standard \$600 application fee

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Painting

- Premium 3 coat paint system
- Sealer undercoat with satin enamel top coat to external front door and other external doors
- Painted PVC downpipes
- Undercoat with enamel top coat to internal doors and trims

Floor finishes

- Carpet floor coverings to bedrooms and walk-in wardrobe
- Ceramic Floor tiling to hallways, entry, bathrooms, ensuite, laundry and kitchen (as per plan)
- Waterproofing to all wet areas
- Plain concrete floor to garage

Internal doors

- Pine door jamb
- Sliding doors to built-in robes
- Lever and dummy door hardware from Builder's selection to hinged doors
- Door stops

General

- Fixed price building contract upon receipt of engineer's soil test and foundation design
- Standard house-related Council building application fees and permits
- Standard construction and liability insurances
- Engineer designed slab
- Insulation as per energy efficiency report
- Management and lodgement of plans to Council/Certifier
- Builder's clean internally and externally upon completion
- QBCC Statutory Home Warranty Insurance or NSW Home Owners Warranty insurance
- Structural Guarantee: 6 years
- Non-structural Guarantee: 12 months
- Maintenance period: 90 days
- Preparation of working drawings
- Construction to Australian Building Code

Landscaping

- Turf to front and rear lawn area
- Edged garden bed to front
- Fencing to sides and rear as per estate covenant and Council requirements

Site preparation

- Foundation concrete slab in accordance with 'M' type slab
- Concrete pier allowance up to 40 metres
- Local council requirements - sediment control, trade waste removal, all weather access and temporary toilet hire
- Site works include up to 500mm fall, equal 250mm cut and 250mm fill to house site (excludes any required imported and exported fill)
- Sewer connection up to 10 metres
- Water service connection up to 10 metres
- Underground power connection up to 10 metres
- Storm water connection to street with a 10 metre set back
- Single phase power to house up to 10 metres
- Site fencing as per OH & S regulations
- Concrete pumping included
- Standard surveyor house setout

External

- Bricks from Builder's range with pre-selected mortar colour to match brick
- Frames - treated timber pine
- Trusses - treated timber pine
- External walls - brick veneer and/or cladding as per plan
- External wall frame as per Engineer Design
- Internal wall frame as per Engineer Design
- Termite barrier treatment
- External garden taps - 2 as per drawings
- Plumbing to all hot and cold water points
- Wall or fence mounted clothes line
- Powder coated letterbox
- Custom orb metal roof or concrete roof tiles from Builder's Standard range, as per estate covenants and indicated on plan
- Under roof lining - sarking or Anticon blanket
- Powder coated metal fascia and gutter
- Garage door - panel lift with automatic opener and 2 remotes
- Quality electrical or gas hot water system
- Powder coated aluminium windows and sliding doors
- Standard screens to all windows and sliding doors
- Entry door
- Front door entry set + dead bolt
- Builder's Standard finish to concrete driveway, paths and alfresco
- Water tank where required as per BASIX / Council / Estate requirements.

*Please note: this list of inclusions and specifications is intended as a guide only. Where the inclusions and the proposed plans are conflicting, the proposed plans will take precedent.
Current as at 10/08/2020*