

## #PORTAL 4 STAR INCLUSIONS

### Preliminaries

- All contracts are fixed-price contracts
- Home Owner's Warranty Insurance
- Architectural and Structural Engineering Plans
- Maximum 750mm fall across the building envelope.
- Certified soil and wind rating certificate
- Contour survey
- Concrete slab to Engineers design (M or H class slab)
- Building certification fee's; Plumbing Draining fees including inspection.
- Quality & Control Certifier and Engineer Inspections
- BASIX Certificate and Engineer Inspections
- CDC Approval - Your own individual Private Certifier
- Insurances: Home Building Fund, Public Liability, Contractors All Risk, Workers Compensation & Long Service Levy
- Connections to Sydney Water
- 3 Month Minor Maintenance Guarantee & 6 Year Structural Guarantee

### External

- 90mm Internal and External frames with a 22.5 degree roof pitch
- Colorbond metal fascia and gutters.
- Concrete Roof tiles from Builders Range
- Bricks Veneer Construction
- Bricks Selected fro Builders Range
- 820mm wide (2040 high) Front Door with clear glass & paint finish
- Coloured Concrete Driveway. In a colour at the Builders Discretion
- Aluminium windows and sliding doors with key locks
- Painted PVC Downpipes
- Tri-lock entrance set to all external doors
- Two (2) External Garden Taps (one to front of home and one to rear of the home)
- Letterbox
- Wall-mounted clothesline
- Colorbond / Pailing Fencing (where applicable) single gate, as per plan
- Granit-Guard Termite Protection
- Solid Core external Laundry Door
- 2000L Slimline Water tank (where applicable)
- Supply and lay turf as per plan
- R2.5 Insulation to External walls
- R3.5 to living area ceilings (excluding garage)  
Note- Double-storey to first floor ceiling only (excludes ground floor ceiling)

### Site Costs / OH&S Requirements

- Concrete Piering
- Provide temporary all-weather access driveway
- Temporary site Fence to comply with OH&S requirements
- Protection of site debris sediment control
- Temporary Toilet

### Internal

- 2500mm ceiling height
- Corinthian MOTIVE Design open hinged doors 2040mm high with paint finish
- 90mm cornice throughout
- 66mm Half-Splayed Skirting
- 66mm Half-Splayed Architraves
- Built-in linen cupboards with four (4) white melamine shelves
- Built-in wardrobes with Mirror sliding doors. One melamine shelf and hanging rail to all bedrooms and walk-in-robe to Bed 1
- Roller blinds to all windows and sliding doors
- 10mm plasterboard to walls and ceilings
- One (1) wall mounted reverse cycle air conditioner to Bed 1 and main living area.
- Flyscreens to all openable windows
- A selection of Gainsborough internal levers to internal doors

### Garage

- Brick veneer construction with internal plasterboard living and paint finish
- Colorbond Panel lift garage door with two controllers and one wall set

## Standard Inclusions

### Bathrooms, Ensuite and WC

- Ceramic wall tiles - 2.1m high to the showers, 1.2m to the bath and skirting everywhere else
- Silicone seal to internal wet areas
- Freestanding Bath
- Phoenix Vivid Single Shower on rail (V685CHR)
- Semi-Frameless shower screen
- Polished Edge mirrors
- Builder Range 20mm stone
- Builders range cabinetry (melamine)
- Chrome finish Basin mixers
- Floor waste (chrome finish)
- Soft close toilet suite
- Chrome finish bathroom accessories

### Floor Coverings

- 450 x 450 Ceramic floor tiles throughout Hallway, Meals, Kitchen and Living
- Carpet to all bedrooms and robes
- Concrete porch and Alfresco with 450 x 450 Ceramic Floor tiles

### Paint

- Three coats of low sheen acrylic paint to internal walls (one colour)
- Acrylic finish to any exterior timber

### Dual Living Inclusions - Where applicable

- Electricity - 2 single phase power supply with 2 meters installed into one meter box. 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
- One wall-mounted reverse cycle air conditioner to main living area

### Kitchen

- Kitchen joinery with melamine cabinetry, soft close drawers & doors, cutlery tray, and stainless steel handles
- 20mm Engineered stone benchtop from selected Builders Range
- 1 3/4 Bowl stainless steel sink
- Four (4) drawers
- Stainless Steel Westinghouse 600mm Undermount Rangehood - externally ducted out
- Stainless Steel Westinghouse 600mm Electric Built-in Oven
- Stainless Steel Westinghouse 600mm Gas Cooktop
- Phoenix Slimline Chrome Gooseneck Mixer
- FOUR (4) White melamine shelves to Walk-in-pantry (if applicable)
- Dishwasher provision
- Splashback tile from benchtop underside to overhead cupboards (or underside of rangehood if no overhead cupboards)

### Laundry

- Ceramic tiled floor and skirting
- 45 Litre flush line tub with cabinet
- 600m tile splashback.
- Chrome finish single lever sink mixer
- Hot & Cold washing machine connections

### Electrical

- Power points as per electrical plan.
- Selected ceiling fan & 2 LED lights to bedrooms.
- Selected ceiling fan & 2 LED lights to alfresco.
- Smoke detector hard-wired with backup battery.
- 12 x LED Downlights
- 1 x Heat light exhaust unit to each bathroom
- Light Points to all bedrooms
- 1 double power point per room
- 6 x Single GPO
- 1 x Pay TV Point
- 1 x FOUR (4) way TV Module
- NBN Ready
- 26L Rinnai Hot Water System

### PLEASE NOTE:

Simone Homes 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.