

# Standard Inclusions

WITH INGENIOUS HOMES

## PACKAGE HIGHLIGHTS

- ✓ Full house concrete render and paintwork
- ✓ Colorbond roof with the thickest insulation in the market - to achieve minimum Rating R3.0
- ✓ Engineered Stone benchtops
- ✓ 2 Pac kitchen cabinetry, with soft close cupboard doors
- ✓ Stainless steel dishwasher with 3 years warranty
- ✓ Stainless steel glass canopy range hood with 5 years warranty
- ✓ Technika 900mm wide upright stainless steel five burner gas and electric oven with 5 years warranty
- ✓ Fridge water connection
- ✓ 2 Pac wall hung vanities with soft close doors
- ✓ Combination rain shower with built in niche
- ✓ Melamine custom robe fit out with shelving
- ✓ 3 x USB power points ( 2x to master bed + 1 x to kitchen)
- ✓ LED downlights throughout
- ✓ White designer ceiling fans
- ✓ 1200mm wide front door
- ✓ 600 x 600 polished porcelain floor tiles throughout
- ✓ Pin mixer tap ware
- ✓ Split system Air-conditioning
- ✓ Security screens to windows and sliding doors
- ✓ Smart wire ready/NBN prewired
- ✓ Exposed aggregate alfresco and driveway
- ✓ Fully fenced and landscaped with mature plants
- ✓ Raised alfresco ceiling with ceiling fan
- ✓ Integrated client handover pack with product warranties and manuals
- ✓ Complete Property Management handover pack
- ✓ Progress stage photos throughout construction
- ✓ Professional photos upon completion (Value \$600.00)
- ✓ Tax Depreciation Schedule included (Value \$450.00)
- ✓ 6 years structural warranty
- ✓ 25 years timber frame & truss supplier warranty
- ✓ Frameless mirror to bathroom vanities

## Preliminaries & Approvals

- Council/Certifier Building Approval to current Legislation Standards. Architectural Drawings may require minor modifications to gain approval
- Council Plumbing Approval to current Legislation Standards
- Council Vehicular Cross Over Approval where required
- Energy Efficiency Compliance to National Construction Code
- Building structure to meet building classification
- Termite Treatment – perimeters and penetrations as per Australian Standards
- Site cut and fill where required to a maximum of 500mm (cut & fill) unless upgraded on page 2
- Footings and/or screw piers and slab and/or suspended floor constructed depending on site conditions to engineers specifications
- QBCC Insurance (6 years structural warranty from Practical Completion as per QBCC New Home Warranty) including a 12 month defect period from date of Practical Completion.
- Developer Covenant Approval – minor design amendments may need to be made to the roof, external finish and colours to gain approval

## Frame

- To be constructed in accordance with current Building Regulations, National Construction Code and Australian Standards
- Frame and Trusses to be erected in accordance with current National Construction Code and Australian Standards N2/N3 wind rating unless alternative wind rating specified by Structural Engineer/Certifier
- 70mm timber frame with compliant standard ceiling heights as indicated on architectural working drawings.
- All framing dimensions are from frame to frame and/or slab to underside of trusses/floor framing.

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## Exterior Finishes

- Roof Material Corrugated Sheet Metal (from Standard Builders selection)
- Anticon blanket to under Roof insulation to achieve required energy rating
- Metal fascia, gutter & PVC painted downpipes as per plan
- Metal automatic sectional panel lift lock up garage with 2 remotes, profile as per builders range
- Hinged Entry front door - with glass panels, painted in accordance with selected colour scheme and manufactures specification
- Hinged other external doors (if depicted on plans) to be Duracote tempered hardboard door, painted in accordance with selected colour scheme and manufactures specification and single lever action lockset
- Aluminium powder coated windows and doors with clear glass. Obscured glass to wet areas unless street and or park facing
- Lever action mechanical entrance lockset to front door
- Aluminium powder coated screen frame to match window colour and includes black diamond security/barrier screen and plastic fly mesh to all openable sides of sliding doors and windows. Note design covenant requirements for estate may not permit diamond barrier screen, in this instance standard plastic fly screens to be provided (if in bushfire area screens are as per AS3959-2009)
- Brick Rendered and/or cladding external walls with feature cladding painted as per architectural working drawings and client signed builder's nominated colour scheme
- Windows and doors to have fibre cement cladding and/or beading above where required unless otherwise noted on elevations
- Under roof alfresco with exposed aggregate as per plan (site conditions permitting)
- Plastic Stormwater gully pits connected to 100 diameter stormwater line discharged to provided legal point

## Kitchen & Appliances

- 2 Pac Kitchen cabinetry including soft close hinges and overhead cupboards (bulkhead above) with microwave recess as per builders standard range
- 20mm Polished edge stone benchtops with breakfast bar
- 900mm Upright Stainless steel gas cooktop and oven in one with 5 year manufacturers warranty
- 900mm Stainless steel with glass canopy rangehood with 5 year manufacturers warranty
- Stainless steel 1 ½ drop in bowl sink
- Stainless steel dishwasher with 3 year manufacturers warranty
- Flickmixer tapware – chrome/satin plated
- Single Fridge Water Connection

## Wet Areas

- Cabinetry – 2 Pac wall hung vanity with soft close doors + draws and slimline ceramic or acrylic top
- Frameless mirror to width of vanity as per plan
- Drop in tiled acrylic white bathtub to bathroom only \*where noted on construction plans only
- 3-in-1 Tastic heat lamp with light and exhaust to bathroom and ensuite
- Flick mixer tap ware to shower/bath and vanity
- Shower screen – clear laminated glass with chrome aluminium surround. Pivot or sliding door
- White 3.5 star well ceramic toilet with soft close toilet seat where shown on plan
- Niche to showers as depicted on plan
- Chrome double towel rail to bathroom and ensuite from builders range as per plan
- Chrome toilet holder adjacent each toilet from builders range as per plan
- Combination Rain Shower + handheld rail to showers
- Chrome out of wall bath spout with separate flick mixer

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- 45 or 35 litre freestanding stainless steel bowl laundry cabinet with flick mixer tapeware

## **Tiling Note: colours to tiles may vary depending on supplier availability**

- Tile range, 600x600 polished porcelain throughout as per plans and 600x300 rectified wall tiles and splashback as per Colour Scheme from Builders range
- Feature freeze tiles to bathroom, laundry & ensuite as per plan
- Tiling to wet area walls and skirting including bath hob and 600mm above hob as per selected colour scheme
- Tiling skirting to water closet and laundry walls
- Shower walls tiled to 1800mm high as per builder nominated colour scheme

## **Electrical Note: Detailed plan with specific outlets identified below to be provided following finance approval**

- Lighting – White fitting LED lights as per electrical plan
- External lighting – porch, alfresco and front of garage
- Double power points to all areas excluding water closet
- Single power points to garage and kitchen
- Air-con unit to living area
- Air-con isolator on external wall
- 1 telephone point
- TV Antenna (if not in a Smartwire – OptiComm or Telstra Velocity area)
- RCD safety switch
- 2 TV Points
- 2 DATA Points
- White designer ceiling fans to all bedrooms, living, and alfresco
- USB Power Point x2 to Master Bedroom
- USB Power Point x1 to Kitchen

- Instantaneous Gas Hot water system
- External power point to service Gas Hot water system
- Exhaust fan to water closet where shown on plans
- Smoke alarms to all bedrooms and applicable internal areas to conform with legislation at time of Building Approval

## **Painting**

- Internal 3 Coat paint system (1 coat of sealer & 2 coats of colour)
- Builders selection paint as per selected colour scheme
- White colour finish to all ceilings and cornice
- White Internal walls premium sealer & professional low sheen
- Feature paint work to front facade, as per selected colour scheme, plan and covenant requirements
- Doors – Aquanamel as per selected colour scheme
- Architraves, skirting and all doors are full-gloss as per selected colour scheme
- Soffit/eave lining – ceiling white colour finish
- Downpipes painted to match roof, fascia, gutter or wall

## **Plaster**

- To be supplied & installed in accordance with Current Australian Standards
- 90mm cornice
- Ceilings & walls 10mm plasterboard
- Wet area walls 6mm villa board or 10mm waterproof plaster board
- Set plasterboard to alfresco raised ceiling

## **Internal Finish**

- Brushed silver Gainsborough/Lanes/Lockwood or equivalent door hardware with privacy to master and wet areas

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- Door stops and/or clips to all swing doors
- Hume redicote flush finish pre-hung with chrome or satin hinges to internal doors
- Vinyl robe doors with brushed aluminium frame
- Architrave 42mm x 11mm
- Skirting 66mm x 11mm
- Custom robe fit out including overhead shelf and hanging rail to all robes, 4 shelves to linen, if a broom cupboard is provided a single overhead shelf to be installed

## Other Finishes

- Solution dyed nylon carpet including 11mm underlay to all bedrooms and/or living as per plans and builders range selected Colour Scheme
- Wall or fence mounted coloured clothesline
- Designer mail box painted with applicable street number to match home
- Key locks to all windows and sliding doors
- Vinyl vertical blinds to all clear glazed windows and sliding doors
- Wall sarking to achieve required energy rating
- Eaves as per plan – changes may be required to comply with council or covenant requirements
- Soffit/eave lining Fibre Cement Sheet
- 31x11 Finger Joint beading to seal eaves and wall joint
- Gas regulator or gas meter fixed to external wall or fence
- Smartwire includes internal house wiring and fit off of outlets only. Conduit between house and provided/proposed communication pit provided with feed line. Service provides to complete lead in from property boundary to house. Service provider fees and final connection to be paid by owner.

## Exterior & Landscaping

- Turf/pebble and or mulch to site where possible with a garden bed to front as per covenant requirements (minimum garden beds to street front as per covenant requirements or 1x15m2 garden bed depending on site frontage and slope where possible). Batters to be mulched.
- Exposed aggregate driveway, unless specified by developer or required to match existing driveway colour
- Exposed aggregate alfresco, unless specified by developer or required to match existing driveway colour or deck depending on site conditions and construction plans
- 1.8m timber pailing fencing to rear, sides and returns where no existing fence provided to site and where possible depending site conditions. Fence to include 1 single gate with timber pailing finish. Note Covenant Approval may require alternative fencing finish and requirements which are to be adhered to.

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