

## 2. INCLUSIONS

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## Site Works



- Survey, soil test and site inspections
- Building permit application fees
- External Sewer drainage and connection to existing junction, storm-water drainage of roof water to street or easement in block
- Water service connection
- Obtain council building approval
- Prepare full working drawings

## External Works

- Connections to power, water, sewer, and roof storm water
- Site is cleared of builder's waste materials
- Exposed concrete driveway & pathway to porch
- Front landscaping garden with drought tolerant planting to suit local environments with turf to balance
- Timber paling fencing (as per subdivision covenants) to rear and partial side boundaries, returning to side of home with one hinged gate (where fencing is not existing already)
- Letterbox with house number



# Joinery & Finishings

- Flush panel internal doors painted with full gloss quality paints
- Skirting and architrave painted with full gloss quality paints
- Cove cornice throughout
- Chrome/satin/stainless steel/satin chrome/brushed aluminium/polished chrome internal door handles
- Walk in robe or built in robes to bedroom one, robe to other bedrooms
- Melamine Sliding doors to all bedroom robes, doors to Linen
- Ceramic floor tiles to main floor areas & wet area
- Carpet to non-tiled areas (ref drawings)



- Earth leakage electrical safety switch to lights and power points
- Smoke detectors as required by authorities
- Combination heat lamp/light/exhaust fans to bathroom and ensuite
- LED Downlight Fittings to all internal light points, down light fittings to front of house, downlight to porch, floodlight to rear garage door/external laundry
- 2 x Split System air conditioning units
- Electric Hot Water System
- NBN provision and lead in

# Electrical



## Fixtures & Features

- Termite treatment system to the perimeter of the concrete slab and all penetrations
- Engineer designed slab up to “M” class depending on site conditions
- 70mm pine wall frames
- 10mm plasterboard to all internal walls
- Metal Colorbond® sheet roofing (ref drawings)
- Metal Colorbond® fascia and slotted guttering
- Hebel rendered and painted high performance external cladding system



- Sectional garage door with remote
- Minimum 6-star energy rating
- Energy efficient gas continuous flow hot water system unless covenant states otherwise
- Extended maintenance warranty period
- Blinds to windows & sliding glass doors (excludes front entry side lights if applicable)
- Fly screen to all windows and glass sliding doors
- Security screen to 2 x external doors
- Fans to living room and bedrooms

# Kitchen, Bathrooms & Laundry



- Reconstituted stone to kitchen bench tops
- Acrylic bathtub (refer to drawing)
- Framed clear safety glass 'pivot' shower screen
- Chrome towel rails, toilet roll holders to all bathrooms and toilets
- Chrome tap ware to bathroom, ensuite & laundry with fixed shower rose to showers
- Stainless steel fan forced oven, rangehood, dishwasher & ceramic cooktop (dishwasher including single power point & cold-water point)



Client \_\_\_\_\_

Client \_\_\_\_\_

Builder \_\_\_\_\_

Date \_\_\_\_\_