

Lowset

EXTERNAL WORKS

- Landscaping - "A" grade turf to front & rear garden as per landscaping plans, 1x garden bed to front only with drought tolerant plants & edging (or as per covenant requirements)
- Decorative gravel to narrow side of home where required (design specific)
- Exposed aggregate concrete from builders standard range to driveway, paths, alfresco & porch
- Butted timber paling fencing to side & rear boundaries where there is no existing fence, including side return fencing & 1x pedestrian side gate
- Full perimeter termite treatment & penetration collars to AS36601.1-2014
- 1x wall mounted, fold down clothesline
- 1x pre-fabricated pillar letterbox, with painted finish & street number
- 1x TV antenna (estate dependent)
- Energy efficient 170L electric heat pump hot water system (produces up to 360L of hot water per day)
- Slab design up to "H" class soil type. Excludes under slab piling – if required by engineer

FRAMING & EXTERNAL FEATURES

- T2 termite treated frames & trusses to engineer's design
- Face brick to sides & rear, facade from builders standard range
- Sheet metal roof, fascia & gutter
- Sectional garage door with 2 x remote controls
- 2440mm ceiling height with painted fibre cement infills over all window & door openings

WINDOWS

- Powder coated aluminum frames to all windows & glass sliding doors
- Obscured glass to bathroom, ensuite & water closet windows
- Diamond grill barrier screens to opening section of windows & sliding doors
- Roller blinds to all windows & sliding doors (excluding wet areas & garage windows)

ELECTRICAL

- 1x 6.0kw split system air conditioner to living area
- 1x 2.5kw split system air conditioner to main bedroom
- 2x TV points, 1 x data point, 1 x phone point
- Single power point to fridge, dishwasher, microwave, cooktop, rangehood & garage door motor
- All remaining power points to be double throughout
- 1x Double USB power point to kitchen & 2x to main bedroom
- LED downlight fittings
- 1200mm single fluorescent light with diffuser to garage
- Ceiling fans to all bedrooms, living area, alfresco & media room (design specific)
- Smoke detectors wired to a 240v supply to comply with AS3786 2021 NCC 2019 V2 Part 3.7.5
- Safety switch to meter box
- NBN lead-in conduit & drawstring provide by builder from dwelling to property boundary - owner(s) to organise connection by preferred service provider

KITCHEN

- 600mm Haier electric ceramic cooktop
- 600mm Haier electric under bench oven
- 600mm Haier ducted slide-out rangehood with stainless steel trim built into existing overhead cupboards
- 600mm Haier stainless steel dishwasher
- Stainless steel above mount sink 1 & 3/4 bowl with drainer
- Chrome sink mixer to kitchen
- 20mm stone benchtops to kitchen
- Laminated under bench cupboards with white melamine shelving & drawers including 1x bank of 4x cutlery drawers
- Overhead cupboards above rear kitchen bench & rangehood
- Plasterboard bulkhead to overhead kitchen cupboards including 2x downlights
- Walk-in pantry to include open whiteboard cleated shelving or built-in pantry with white melamine shelving (design specific)
- Soft close hinge clips to all cabinetry doors & drawers
- Brushed nickel handles to all cupboards & drawers
- Straight lay ceramic tiles to splashback (refer to colour selections document)
- 1x cold water point to fridge provision space - excludes waste

BATHROOM & ENSUITE

- 20mm stone benchtops & laminated doors to all vanities
- Brushed nickel handles to cabinet doors with soft close hinges
- Semi-recessed oval basins to vanity units
- Chrome basin mixers
- Frameless mirrors to the width of the vanity
- Semi-frameless shower screens with fully frameless pivot door, polished silver hinges & knobs
- Chrome single hand shower with rail to ensuite & bathrooms
- 1525mm inset bath to main bathroom (design specific)
- Chrome bath wall spout to main bathroom
- Chrome bath & shower mixers
- Rimless soft close toilet suite
- Chrome toilet roll holder
- Chrome 800mm double towel rail (design specific)
- Exhaust fans to bathroom & ensuite – exhaust fan to water closet when there is no window
- Recessed shower wall niche to bathrooms (size at builders discretion)

LAUNDRY

- 45L stainless steel free standing laundry tub & white cabinet unit
- Chrome sink mixer to laundry
- Ceramic tiles to splashback up to 600mm high

FLOOR COVERINGS

- Ceramic 450mm x 450mm tiles cushion edge to entry, hallways, kitchen, living, dining & to all wet areas from builders standard range
- Ceramic 300mm x 300mm tiles to shower floor recess, diagonal lay from builders standard range
- Carpet to all bedrooms, robes & media room (design specific)

DOORS & ROBES

- XN5 or equal 820mm paint grade hinged front entry door with horizontal clear glazed glass inserts
- Front entry door fitted with tri-locking system
- White cushion door stops to hinged doors
- Accent HA40 or equal internal hinged doors
- Lever door furniture to internal doors & privacy set to bathroom, ensuite & water closet from builders standard range
- Built-in robes to all bedrooms including chrome hanging rail & shelf
- Vinyl sliders to all robe & linen doors (design specific)
- 4x shelves to linen cupboard (design specific)
- 1x shelf to broom cupboard (design specific)

INSULATION/ENERGY EFFICIENCY

- R3.5 ceiling insulation batts to all habitable areas or as per energy efficiency requirements (excluding alfresco & porch)
- 60mm Anticon to roof
- R2.0 wall insulation to external walls
- Weather strips to external doors, as required

PAINT & LININGS

- 10mm plasterboard to ceilings & walls (10mm water resistant board to all wet areas)
- 90mm cove cornice throughout, 50mm to robes
- 4.5mm fibro cement sheeting to patio area & alfresco
- 42mm x 12mm architraves & 68mm x 12mm single bevelled skirtings
- Dulux paint, 3 coat system throughout
 - 1x sealer coat & 2x coats low sheen to walls
 - 2x coats flat finish to ceilings
 - 1x sealer coat & 2x coats semi-gloss aquanamel to trims

FEES & WARRANTIES

- Energy rating to meet National Construction Code requirements
- 12 month defect liability period
- 20 year structural guarantee
- Soil & contour survey (if required)
- Building, plumbing & engineering approvals & associated application fees (excluding DA or relax fees)
- Connection of sewerage, stormwater, power & water within the property boundaries in accordance with local authorities & to site-specific builder's requirements unless otherwise stated
- Covenant application & lodgement (if required)

DISCLAIMER

The owner(s) acknowledge that all items contained within the inclusions document, unless otherwise stated within your contract are selected from the builders standard range & are also dependent on the design. Upgrades & additional inclusions required for covenant approval will be stated on the marketing brochure.

Due to continuing industry trends & changes, as the builder Silkwood Homes Pty Ltd reserves the right to substitute a product of equal value at our discretion.

Listed inclusions are applicable to 'Gold' inclusion level only, effective December 2023.

The owner(s) acknowledge the specification takes precedence over the selected design.