

# Classic Home Inclusions

Effective July 2015

## EXTERNAL

<b>Slab</b>	Class "M" Wafflepod construction as designed by qualified structural engineer
<b>Frames</b>	Engineered and certified 2440 high ceiling frames, beams and trusses
<b>Pest Treatment</b>	Non-chemical termite treatment to perimeter
<b>Walls</b>	Face brickwork from standard builder's range of bricks
<b>Roof</b>	Concrete roof tiles from standard builder's range
<b>Windows</b>	Aluminium windows with keyed locks throughout, plus obscure glazing to bathroom windows (as per design)
<b>Entry Frame</b>	Timber entry frame
<b>Fascia and gutter</b>	Colorbond metal fascia and gutter
<b>Garage</b>	Sectional Colorbond door to standard widths & colours
<b>Rainwater tank</b>	2,000 Litre water tank including pump and connection (only in non-recycled area) and as per BASIX
<b>Garden taps</b>	One front and one rear tap

## INTERNAL

<b>Ceiling</b>	2440mm ceiling height
<b>Floor</b>	300mm deep floor joints to first floor (2 storey home only)
<b>Cornice</b>	90mm cove throughout
<b>Plasterboard</b>	10mm plasterboard to internal walls and ceiling & 6mm villaboard or equivalent to wet areas
<b>Staircase</b>	Internal staircase with carpet grade treads & risers, paint finish newel posts & handrail (2 storey home only)
<b>Skirting and architrave</b>	42mm square profiled solid pine skirting and architrave
<b>Robes</b>	Walk in robe to master bedroom and robes to bedrooms with fixed top shelf and chrome hanging rail
<b>Linen Cupboard</b>	Location as per plan with fixed shelving
<b>Garage</b>	Plasterboard lined and painted finish to garage walls and ceiling

## KITCHEN

<b>Design</b>	Architecturally designed kitchen layout to suit selected home design
<b>Oven</b>	600mm stainless steel fan forced multifunction oven
<b>Cooktop</b>	600mm stainless steel gas cooktop (subject to gas availability)

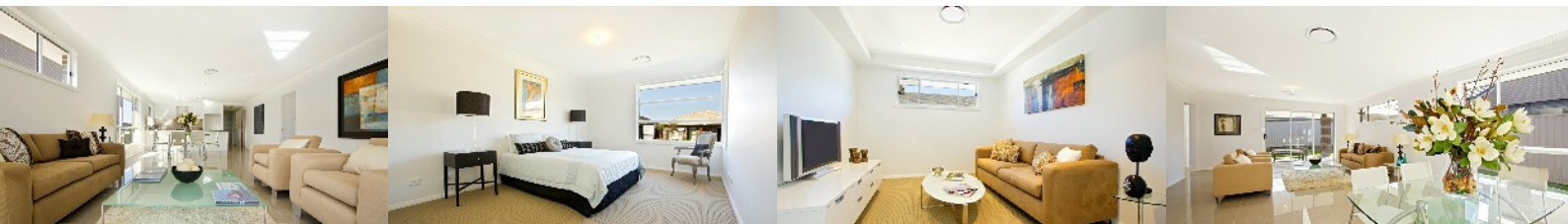
<b>Rangehood</b>	600mm stainless steel integrated recirculating rangehood
<b>Cabinets</b>	Moisture resistant melamine faced board
<b>Cabinetry</b>	Melamine LPL door cupboards and end panels with PVC edge in an extensive range of colours and textures
<b>Drawers</b>	3 x Drawers with cutlery or utensil tray
<b>Benchtop</b>	Laminated square profile benchtop in an extensive range of colours and textures
<b>Handles</b>	Select chrome handles from standard builder's range
<b>Sink</b>	1 ¼ stainless steel bowl
<b>Tapware</b>	Chrome sink mixer from standard builder's range

## ENSUITE / BATHROOM / POWDER ROOM

<b>Benchtop</b>	One piece acrylic moulded white top with one tap hole (subject to design)
<b>Cabinetry</b>	Melamine LPL doors & ends with PVC edge
<b>Bath</b>	Acrylic bath to suite bathroom layout from standard builder's Range (1500mm subject to design)
<b>Toilet</b>	Vitreous china close-coupled suite
<b>Shower Screens</b>	Framed chrome screen with clear safety glass
<b>Tapware &amp; Accessories</b>	Select chrome finish from standard builder's range 1 x (Single towel rail, Toilet roll holder, Soap holder)
<b>Mirror</b>	Frameless polished edge to width of vanity
<b>Exhaust</b>	Ceiling exhaust fan ducted into ceiling space to wet areas only where no window is provided
<b>Floorwaste</b>	Chrome finish floorwastes throughout
<b>Waterproofing</b>	Certified waterproof treatment to shower recess, floor and wall perimetre

## LAUNDRY

<b>Sink</b>	45 Litre stainless steel tub with metal cabinet - freestanding
<b>Tapware</b>	Chrome finish to laundry tub and washing machine from standard builder's range
<b>Floorwaste</b>	Chrome finish floorwaste
<b>Waterproofing</b>	Certified waterproof treatment to perimetre only



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## FLOOR & WALL TILING

<b>Ceramic tiles</b>	Extensive range of floor and wall tiles to ensuite, bathroom and skirting to powder room and laundry. 2000mm to shower height & 400 over bath only
<b>Kitchen splashback</b>	Tiles to underside of overhead cupboards 600mm high
<b>Laundry splashback</b>	Tiles to laundry tub 1-2 rows high (only above the tub)

## INSULATION

<b>Walls</b>	R1.5 thermal insulation batts to external cavity walls of living area, excluding garage & subject to BASIX
<b>Ceiling</b>	R3.0 thermal insulation batts to roof space over living areas under roof tiles, excluding garage & subject to BASIX

## ELECTRICAL

<b>Lighting</b>	One ceiling light point batten per room (as per electrical plan)
<b>Power points</b>	Double power points to bedrooms and living (one per room) with single points to dedicated appliances
<b>Television</b>	One outlet to living room as per detailed electrical plan
<b>Telephone</b>	One outlet to kitchen as per detailed electrical plan
<b>Smoke detectors</b>	Hard wired detectors with battery backup as per design
<b>Safety switch</b>	RCD safety switch in meter box
<b>Two switch</b>	One "two way" light switch for 2 storey homes

## DOORS

<b>Front entry</b>	External Door from standard builder's range
<b>Internal</b>	Flush panel hinged doors
<b>Robe</b>	Flush panel hinged doors
<b>Laundry</b>	Flush panel hinged door
<b>Sliding doors</b>	Aluminium sliding doors with keyed locks

## PAINT

<b>Internal walls</b>	Washable 2 coat wall paint system
<b>Internal Woodwork</b>	Gloss paintwork
<b>Ceiling</b>	Flat acrylic white paint
<b>Exterior</b>	All-weather acrylic paintwork

## DOOR FURNITURE

<b>Front entry</b>	Lever security entry set from standard builder's range
<b>Internal</b>	Lever passage from standard builder's range
<b>Robe</b>	Fixed lever from standard builder's range
<b>Laundry</b>	Security lock from standard builder's range
<b>Privacy locks</b>	Privacy locks to master bedroom and main bathroom
<b>Door stops</b>	Door stops (white pvc) to required doors

## UTILITIES AND SERVICES

<b>Hot water</b>	20L (Litre) gas system subject to availability of natural Gas
<b>Electricity</b>	Single phase underground electricity service to single phase metre box
<b>Gas and water</b>	Natural gas, water and sewerage services connection
<b>Gas Bayonet</b>	One internal gas bayonet subject to availability of gas

## WARRANTY AND MAINTENANCE

<b>Warranty</b>	Six year structural warranty period
<b>Maintenance</b>	90 day maintenance period
<b>Insurance</b>	Construction, public liability and home owners' warranty insurance premiums
<b>Energy rating</b>	Basix star energy efficiency rating certificate
<b>Certificates</b>	Compliance certificates for slab, frames, trusses, beams, waterproofing, termite protection, glazing and smoke detectors
<b>Home owners manual</b>	Home owners user manuals for appliances, select fixtures and fittings, compliance certificates and warranties

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