

STANDARD INCLUSIONS

Current as at April 2017

PRELIMINARIES

- ❖ Site Investigation report
- ❖ Feature Site Survey including contours
- ❖ Engineered Design Footings
- ❖ Working Drawings by Registered Building Practitioner
- ❖ 6 Star Energy Rating Report
- ❖ Building Permit

SERVICE CONNECTIONS

- ❖ Connections to all services to allotment size not exceeding 800m², and maximum of 6m setback from front boundary
- ❖ External garden tap to front & rear yard

FOUNDATION

- ❖ Concrete Slab – Engineer designed ‘H’ class
- ❖ Waffle slab or conventional raft slab depending on soil report up to 300mm fall
- ❖ Note: Conventional raft slab only to be used at the discretion of Superior Design Homes Pty Ltd.

FRAMING

- ❖ 90mm MGP10 Pine to all walls
- ❖ Walls at 450mm Stud Centres
- ❖ Engineered Prefabricated Roof Trusses at 22.5 degrees pitch

EXTERNAL FEATURES

- ❖ **Brickwork**
 - Selection of Bricks from Builder’s Range
- ❖ **Roofing**
 - Selection of concrete roof tiles from Bristle Traditional range including fall protection
 - ColorBond fascia, gutters & downpipes
- ❖ **Front Porch and Alfresco**
 - To be part of slab with concrete floor
- ❖ **Front Entrance Door**
 - Timber door frame
 - Solid Timber front entrance door 2040mm high with glass infill/s from Builder’s Range

WINDOWS

- ❖ Aluminium Awning windows with Powder coated finish to Front Façade
- ❖ Aluminium Sliding windows with Powder coated finish, elsewhere
- ❖ Keyed-alike locks to all openable windows
- ❖ Sliding doors complete with keyed security locks

GARAGE

- ❖ ColorBond Panel Lift garage door with remote control
- ❖ Internal and External Access Door

6 STAR ENERGY RATING EFFICIENCY

- ❖ Solar Hot Water Service
 - ❖ Sisalation to all external walls of dwelling
 - ❖ Ceiling – Bulk Insulation to dwelling as per energy report, up to R3.0*
 - ❖ Wall Insulation to dwelling as per energy report, up to R2.0*
- (* Upgrades may be needed depending on home orientation)

INTERNAL FEATURES

- ❖ 2590mm (8.5ft) high ceilings (nominal)
- ❖ Plasterboard to Ceiling and Walls throughout
- ❖ 75mm Scotia cornice throughout
- ❖ Architrave in choice of profiles 67x18mm primed MDF from Builder’s Range
- ❖ Skirting in choice of profiles 92x18mm primed MDF from Builder’s Range
- ❖ Ready Coat hinged flat panel doors at 2040mm high throughout

DOOR FURNITURE

- ❖ Gainsborough Tri-lock Series Entrance Set to front door
- ❖ Governor Entrance Sets to Garage access door/s and Laundry access door, keyed-alike
- ❖ Lever Privacy sets to Bathroom, Toilet and Main Bedroom
- ❖ Lever Passage sets to all other rooms

KITCHEN

- ❖ Laminated square edge bench tops and laminated doors and panels
- ❖ Overhead cupboards above-bench to Kitchen and Refrigerator space
- ❖ 1x set of 4 cutlery drawers
- ❖ 1x set of 2 pot drawers
- ❖ 4x shelves to Pantry
- ❖ Designer Handles to cabinetry from Builder's Range
- ❖ Dishwasher space with power and water point
- ❖ 1 ¾ bowl-single drainer stainless steel sink with Designer Flick mixer tap
- ❖ Ceramic Tiles from Builder's Range to Kitchen Splashback
- ❖ Appliances
 - 600mm Electric Under Bench S/S Oven
 - 600mm Gas S/S Cooktop
 - 600mm Retractable S/S Rangehood

BATHROOM & ENSUITE

- ❖ Semi Frameless shower screen with pivot door & clear safety glass
- ❖ Laminate custom built vanity with square bench top
- ❖ Vanity basin/s with Designer Flick Mixer tap/s from Builder's range
- ❖ Ceramic Tiles from Builder's Range
 - Vanity Splashbacks
 - 1.8m high wall tiles to shower
- ❖ Polymarble 900mm x 900mm shower base with Designer Tapsets in Bathroom
- ❖ Polymarble 1200mm x 900mm shower base with Designer Tapsets in Ensuite
- ❖ White Acrylic bath tub with Designer Tapsets to Bathroom
- ❖ Polished edge mirror to Bathroom and Ensuite
- ❖ Toilets – Ceramic Bowl & Ceramic Cistern

LAUNDRY

- ❖ 45ltr Stainless Steel Laundry Trough inset trough with Flick mixer tap
- ❖ Ceramic Tiles from Builder's Range to Splashback
- ❖ Built-in Laminated Laundry Cabinet
- ❖ 2x stop taps to Washing Machine (1x hot & 1x cold)

ROBES & LINEN

- ❖ 1x White Melamine Shelf with Hanging Rail to Robes
- ❖ 4x White Melamine Shelves to Linen Cupboards

FLOOR COVERING

- ❖ Ceramic Tiles from Builder's Range
 - To Entry, Main Living, Hallway, Kitchen and Wet Areas
- ❖ Carpet from Builder's Range
 - To Bedrooms and Other Living Areas

PAINTWORK

- ❖ Gloss enamel finish to Entrance door
- ❖ Flat acrylic finish to ceilings (3 coat application)
- ❖ Low sheen acrylic to all internal walls (3 coat application)
- ❖ Enamel finish to internal door, architraves & skirting

HEATING

- ❖ Gas ducted heating to all living areas & bedrooms in accordance with manufacturer's specifications

ELECTRICAL

- ❖ RCD safety switch
- ❖ Hardwired smoke detectors with battery backup
- ❖ IXL's to be fitted to Ensuite & Bathroom which includes heat lamp & exhaust fan
- ❖ 1 x Double power point in all rooms
- ❖ 2 x Double power points in Kitchen & Master Bedroom
- ❖ White plates to switches
- ❖ 2x TV Points
- ❖ 1x Telephone Point
- ❖ **Internal Lights**
 - LED Down light allowance up to 15
 - Fixed batten holder with cowl shades fitted to remaining ceiling light points as per electrical plan
- ❖ **External Lights**
 - 2 stainless steel external lights to façade (shining up/ down)
 - 1 external batten light at laundry door exit
 - 1 external batten light at rear sliding door exit

STAIRS (Applies to two storey homes only)

- ❖ MDF bullnose treads & risers with Carpeted finish
- ❖ Selection of handrail & balusters

COMPLETION

- ❖ 3 month Maintenance Period
- ❖ 6.5 years Structural Guarantee
- ❖ Set Construction Timeframe

Please Note:

- ❖ *Superior Design Homes Pty Ltd standard inclusions are subject to change without notice and we reserve the right to substitute items with equivalent products at any time.*
- ❖ *All items above that not specified are to be selected from Standard Builders Range.*