

# Inclusions

## Houses Turnkey

### Warranty

- Six month comprehensive maintenance programme.
- Six year structural warranty with QBCC
- Qld Building & Construction Commission (QBCC) Insurance which provides a Structural Warranty on the home for a period of 6 years 3 months.

### Earthworks, Connections, Council, Energy

- Earthworks and Retaining as required for site as shown on site plan
- Connection to services, underground power, sewer, stormwater and water
- Single phase power connection to meter box
- Concrete slab to Engineers detail for specified Soil Classification.
- Bracing to suit specific Wind Classification.
- Termite Protection Reticulated chemical barrier to meet A.S. 3660.1.
- 6 Star Energy Rating including Wall insulation (wrap) and R2.5 ceiling batts throughout

### Roof & Ceilings

- 2440mm standard Ceilings
- 22.5 deg standard Roof Pitch with Concrete Roof Tiles or Colorbond Steel Roof as per plans.
- 450mm Eaves

### Alfresco

- Under roof Alfresco area including plasterboard lined ceiling and one light point as shown on plan.

### Facade

- Classic/Traditional Facade Constructed From Brick. Painted Lightweight Cladding (where shown).

### Garage

- Fully lined plasterboard garage
- Internal door between garage & home
- Remote Control with 2 Handsets

### Windows

- Aluminium windows throughout from CSH Homes designer range Security screens to All openable doors & windows
- Barrier Door to Front Entry Door
- High quality verticals and blinds to all clear glass windows.

### Electrical

- As per detailed drawings. Miniature circuit breakers to meterbox. Earth leakage safety switch.
- Smoke detectors as per Council requirements
- Double Power Points.
- TV point to two locations.
- Provision for two phone points. (excludes phone line).
- As per Sustainable Housing Legislation, 80% of lighting will be energy efficient, see electrical drawings for detail.
- Light fittings Designer Selection including oyster & energy efficient down lights.
- Ceiling Fans to Bed 2, 3, 4 & Family Room.
- Split System Inverter Air Conditioners to Bed 1 & Family Room.
- Exhaust fans will be provided as standard to Bathroom, Ensuite & WC's

### Kitchen

- Westinghouse Stainless Steel/Black/White 600mm Oven
- Westinghouse Stainless Steel/Black/White 600mm Ceramic Cooktop.
- Westinghouse Stainless Steel 600mm Retractable Rangehood
- Fully Laminated Kitchen with Laminate lined cupboards and draws.
- Stainless Steel sink with Stainless Steel Mixer Tap
- Tiles to Kitchen Splashback and Returns
- Provision for dishwasher including power and water point.
- Stone Benchtops

### Internal Finish

- Doors and Door Furniture.
- Front Door Corinthian PMAD104
- Laundry Door or Sliding Door as per standard plan.
- Internal Flush Panel doors including doorstops throughout.
- Colorbond Sectional Garage Door
- Front: Gainsborough Trilock range. Laundry: Gainsborough door lock if applicable.
- Internal: Gainsborough G4 Lever chrome passage set. Privacy sets to powder, Ensuite, baths & WC's if applicable
- Robe/Linen: Gainsborough G4 Lever chrome half passage set. (unless vinyl sliders).

### Laundry & WC

- 45 Litre Stainless Steel Trough with Acrylic Cabinet.
- Life Toilet suites, China Pan and Aclric Cistern, soft close lids.

### Bathroom

- 500mm deep acrylic benchtops with 2pack Pre-fab Vanity Unit
- CSH Designer Acrylic bath Tub to Bathroom as per plan.
- Polished silver-coloured framed mirror to Bathroom
- Polished silver-coloured pivot action shower door with clear safety glass to Bathroom
- Choice of handles from CSH Designer range.
- Quality Flick mixer Tapware throughout Chrome Finish
- Accessories to Bathroom and Ensuite (towel rail, toilet roll holders)
- Ceramic Floor and Wall Tiles

### External Landscaping & Fencing

- 1800mm high Timber fence (not capped) to 3 sides, including returns and 1 single gate
- Turf to Naturestrip, Front, Sides and Rear yards
- 6-10sqm planted garden where practical
- Exposed Aggregate to Driveway & Path
- Gravel & pavers to Laundry clothes drying area
- Letterbox.
- Clothesline

### Robes, Paint & Mouldings

- Single shelving and hanging rail to Robes and four single shelves to Linen
- Hamyes Premier Quality paint to all internal walls. Gloss enamel to interior timber and doors.
- Dressed mouldings. (skirting & architraves). Internal Areas

### Floor Coverings

- Ceramic Floor Tiles to Entry, Hallway, Kitchen, Meals Room, Laundry & Wet Area's. (as per plan layout.)
- Carpet to all other area's

### Excluded Items.

- Furniture, Wall Paper/Feature Walls, Pergolas, Sound System, Security, Irrigation and Timber Decks.