

# Homestarter Inclusions

## SITE ALLOWANCES

Up to 6m setback to house and 300mm fall across building area  
Stormwater and sewer connection within a 700m<sup>2</sup> building allotment

### Telephone run-in

Electricity and telephone consumer account opening fees are by owner upon completion.

## FOUNDATION & FRAMING

Engineer designed concrete slab "M" class soil classification. Soil removal will be quoted by the builder after soil test is taken.

Excludes excavation of rock.

Termite mesh to slab openings.

6 year structural guarantee.

## EXTERNAL

Clay bricks with natural mortar (Builders range)

### Colorbond roof

Colorbond fascia, gutter, zinc downpipes

Aluminium powdercoated sliding windows (some designs include timber feature windows to the front façade)

Brick infills over windows & doors & garage door

Natural concrete is included to all verandahs, porches & alfrescos shown on all plans

Flyscreens throughout

2 x garden taps

## 5 STAR ENERGY RATING & INSULATION

Ceiling & wall insulation will comply with 6 star energy rating. Alterations will be made accordingly once siting & orientation has been determined.

2000 litre water tank connected to WC's.

## INTERNAL

2400mm ceilings throughout

75mm plaster cove cornice

67mm MDF beveled edge or lambs tongue skirts & architraves

Feature front door (product specific)

4 panel or flush panel internal doors

Gainsborough Terrace to external doors

Gainsborough lever handles to internal doors

3 coats paint, 1 color to ceiling, 1 to walls, 1 to trims/doors

## SHELVING TO LINEN & ROBES

1 melamine shelf and 1 rail to all robes

4 shelves to linen

4 shelves to pantry

Broom cupboard also built into every linen

## LAUNDRY

Stainless steel 45 litre trough with flikmixer

## HEATING & HOT WATER

Ducted heating throughout (habitable rooms only)

135l gas hot water system

## ENSUITE & BATHROOM

Joiner built vanities with china basin

Polymarble shower base (size differs per plan)

Semi-frameless shower screen

Polished edged mirrors

Caroma toilet suites

Acrylic bath (white)

Chrome tapware to vanities, shower & bath

Chrome double towel rails & chrome toilet roll holders

Posh Solus vanity basins

## KITCHEN

Damani 600mm stainless steel oven

Damani 600mm stainless steel slideout rangehood

Damani 600mm gas cooktop

Square edge laminated cabinetry

Laminate postformed edge or pencil edge benchtops

1 set of cutlery drawers

Overhead cupboards as drawn on each plan

Westinghouse SB908 dishwasher, installed

Stainless steel double bowl kitchen sink with flikmixer

## FLOOR COVERINGS

Ceramic tiles to kitchen, ensuite, bathroom and other areas as noted on specific floorplans. Tiles larger than 450 x 450 and/or porcelain tiles will incur a surcharge.

## DOUBLE GARAGE

4.8m roller door

## ELECTRICAL

RCD safety switch with circuit breaker

Hardwired smoke detectors

Batten lights to each room

External batten light to each external door

Ample double powerpoints (see electrical plans)

Exhaust fan to each bathroom/ensuite

2 TV points

1 telephone point

