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INCLUSIONS

Home Share

GENERAL

- All working plans and specifications
- Soil test and report
- All Council Building and Plumbing fees
- Full Construction and Public Liability insurance
- Housing Industry Association fixed price building contract
- Site Sign
- Site Toilet
- Footings and slab are designed by qualified Engineers from the soil test and both are inspected by the Engineers during construction
- All connections – water, power, stormwater, sewer & Telstra on standard block with services available

CONSTRUCTION

- Concrete floor slab or concrete footing & timber flooring
- Brick veneer construction with sisalation to all external walls (K & D or Austral – Tasmanian range)
- Colorbond roof - with sisalation
- Colourbond Fascia & Gutter System
- Erection of all framing and trusses
- Fitting of all doors and windows
- All fitting out
- Fitting and fixing all hardware as required
- Eaves, gables and soffits

PLUMBING

- Hot and cold water to fitting and appliances as required
- Connection of all fittings and tapware
- Sewer drainage to connection point
- Stormwater drainage to Council requirements
- Downpipes

ELECTRICAL

- Underground or overhead mains connection
- Circuit breaker switchboard with residual current device
- Halogen downlights throughout living area – white surrounds
- Batten holders elsewhere with energy efficient globes
- Outdoor sensor floodlight
- Ample power points to suit house size
- Connection of all appliances
- 2 T.V. co-axial points
- 1 telephone point
- Telstra pre-wiring

WINDOWS

- Powdercoat aluminium sliding or awning windows – single glazed
- Powdercoat aluminium sliding doors

HOT WATER SERVICE

- 250 litre mains pressure – electric – to 2 bathroom homes
- 160 litre mains pressure – electric – to 1 bathroom homes

INSULATION

- Sisalation to exterior walls
- R2.0 Batts to ceilings
- R4.0 Batts to exterior walls

PLASTERER

- 2440 high ceilings
- 10mm plasterboard linings throughout
- W.R. board to wet areas
- C.S.R. Fibreboard to shower walls
- Metal ceiling battens
- 75mm cove cornice

FIXING MATERIAL

- 65 x 19 M.D.F. Craftwood architraves - painted
- 65 x 19 M.D.F. Craftwood skirtings - painted
- Tas. Oak door jambs
- Aluminium front and rear door frames
- Hardi-flex eave and soffit linings

DOORS

- Front door - **Corinthian** PMAD 101 with translucent glass with **Lanes** Lever & deadlock
- Back door - Solid flush panel
- Interior - **Stanford** 4 panel painted doors
  - **Lanes – Tiia** - Satin chrome lever handles
- Door stops

KITCHEN

- Joinery constructed in our own modern joinery workshop
- Fully lined kitchen cupboards constructed by qualified joiners
- Cupboard doors to be selected lamiwood with ABS edging – to selected colour
- Laminex post formed tops to benches
- 1 bank of 4 cutlery drawers – soft close
- 1bank of 2 pot drawers – soft close
- Handles – metal bow 128mm

APPLIANCES

- **Euro -** package :
- Oven – model no EBC46S
- Solid cooktop – model no ED4ES
- Slideout rangehood – model no ES260SS

LAUNDRY

- **Everhard** 45 litre laundry tub & cabinet – with bypass
- Cupboard for broom storage & shelving
- C/P Flickmixer
- C/P Washing machine taps

BATHROOM

- **Marbletrend** – 1650 acrylic bath – - white
- Polymarble shower base – white
- Clear laminated shower screen – white frames
- Lamipanel or Tiles to shower walls
- **Tytane -** Vanity unit in bathroom with gloss white doors & drawers

TAPWARE & ACCESSORIES

- **Linkware Project** - Bathroom vanity/bath/shower taps
- **Linkware Project** - Shower heads
- **Linkware Project** - Kitchen flickmixer
- **Linkware Project** - Laundry flickmixer
- **Everhard** – Kitchen sink 1080 – 1 ¾ bowl
- **Caroma** - Toilet suite Profile CC – model no WH SNV Lux seat
- IXL tastic – 4 light to bathroom

BEDROOMS

- Master bedroom – Built-in robes with white melamine hanging & shelving space
- Other bedrooms – Built-in robes with white melamine hanging & shelving space
- Linen cupboard with shelving
- Doors – to wardrobes – Sliding 4 panel painted to match internal doors
- Door knobs – Satin chrome flush pulls

TILING

- Splashbacks to kitchen, laundry, bathroom $25.00 per sq. mt. tile

PAINTING

- All interior & exterior painting to 1st class standard by qualified Painters - 3 coat system, white ceilings – 2 standard wall colours

HEATING

- **Daiken** - Heating/cooling inverter heat pump 8.5 kw. FTXF71

FLOOR COVERINGS

- Total floor coverings – **Godfrey Hirst –** carpet – enforcer
  Texline - Vinyl

CLEANING

- House thoroughly cleaned on completion
- Windows professionally cleaned
- Block leveled – all rubbish removed
- Skip bin on site during construction

MISCELLANEOUS

- 3 month builders maintenance period from completion
- Strict quality control and supervision of sub-trades
- Friendly, personal service (no charge)
- Driveway and paths – concrete 100mm – non slip finish up to 70 sq. mt.

WEB SITES FOR PRODUCTS INCLUDED

Euro appliances	-	www.euroappliances.com.au
Bath	-	www.marbletrend.com.au
Vanity unit	-	www.tytane.com.au
Tapware & accessories	-	www.linkwareint.com
Sinks	-	www.everhard.com.au
Toilet suites	-	www.caroma.com.au

Visit our showroom at 7 Legana Park Drive, Legana to view our wide range of modern products