

BASE INCLUSIONS

PRELIMINARIES & GENERAL

- Soil testing, site assessment and surveying (lot size up to 700m² with 300mm fall)
- BAL LOW compliance
- Wind classification
- Full set of working drawing (two sketch plans, one preliminary plan and one construction plan)
- 6-star energy report (standard orientation)
- Building permit and associated fees (4 x site inspections)
- Construction risk and warranty insurance
- 4 hour colour consultation with an interior stylist
- Fixed price building contract

SITE SERVICING

- NBN connection provision to Garage (Service connection by Owner)
- 10lm single phase power supply and connection
- 1 x Clipsal meterbox
- 10lm mains water supply and connection (Dry tapping within Lot)
- 45lm mains under slab sewer connection
- Mains natural gas connection
- 100mm PVC stormwater connection to LPOD
- 4 x Drainage surface pits
- 1 x 2100lt Melro round poly rainwater tank and pump for sanitary flushing purpose

OH&S REQUIREMENTS

- Temporary site protection fencing
- Temporary site toilet
- Site wastage bin removal
- Scaffold hire and fall protection

FOUNDATIONS & STRUCTURAL

- 10 year structural warranty guarantee
- Engineered concrete slab/footing design (up to class M)
- 450mm internal and external stud spacings (Additional frame support and strengthening)
- 600mm max truss spacings for tiled roof
- 900mm max truss spacings for Colorbond roof
- All timber framing to AS1684 or above
- Galvanised steel lintels above Garage vehicle door, Porch windows and doors, Alfresco windows and doors

EXTERNAL SPECIFICATIONS

- Vista façade
- 1 x 820mmWx2040mmW selected from Base Inclusions
- 1 x solidcore external Garage PA door
- 1 x Lockwood nexion vision entrance door handle
- 1 x Lockwood vicinity lever set to Garage external PA door
- Colorbond roofing system or Bristle classic range roof tiles
- 2 x Colorbond roof rotary vents
- 450mmW eaves (Where applicable)
- Colorbond quad fascia and guttering
- Selection of Selkirk bricks selected from Base Inclusions
- Clean and acid wash all face brickwork

- Rheem 26lt natural gas continuous flow HWS
- 2 x external yard taps (Install locations TBC)
- Wet area plasterboard to Alfresco, Porch and Verandah ceilings
- 1 x B & D roller vehicle door to Garage
- 1 x B & D roller door motor
- 2 x B & D handheld vehicle door remote controls

WINDOWS & FURNISHINGS

- Aluminium windows and sliding doors throughout
- Flyscreens and flydoors throughout
- Single glazed windows and sliding doors throughout
- Obscure glass to Bathroom, Ensuite, WC and Powder room windows

INTERNAL SPECIFICATIONS

- 2400mm ceiling height
- 55mm cove cornice
- Wet area plasterboard to Bathroom, Ensuite, Laundry and Powder rooms (Walls and ceilings)
- 2040mmH redicote internal doors throughout
- 2040mmH cavity sliding doors
- 42 x 12mm MDF architraves
- 42 x 12mm Pine architraves to all wet areas
- 67 x 12mm MDF skirtings
- 67 x 12mm Pine skirtings to Garage
- 1 x Lockwood single cylinder deadbolt to internal Garage PA door
- Lockwood velocity series 63mm passage sets
- Lockwood velocity series 63mm privacy sets to Bathroom, Ensuite, WC and Powder room
- Lockwood velocity series 63mm dummy sets
- Lockwood velocity series 63mm passage sets
- Lockwood round cavity sliding door handle
- Rubber round cushion door stops (White)
- Draft stoppers to Entrance and internal Garage doors

SHELVING & STORAGE

- 4 x up to 450mmW white melamine shelves to Pantry
- 4 x up to 450mmW white melamine shelves to Linen cupboards
- 4 x up to 450mmW white melamine shelves to Storage cupboards
- 1 x up to 450mmW white melamine shelve to Broom cupboard
- 1 x up to 450mmW white melamine shelve and hanging rail to Coats cupboard
- 1 x up to 450mmW white melamine shelve and hanging rail to all bedroom robes
- Stegbar 2040mmH plaster or vinyl robe units
- 6 x hanging rails to Drying cupboard (3 @ 1100mmH & 3 @ 2100mmH)

BASE INCLUSIONS

INSULATION

- R2.0 wall insulation to all external walls and Garage internal walls
- R4.0 ceiling insulation to residence
- Vapor permeable external wall wrap

KITCHEN

- Custom made laminate base cabinetry with adjustable internal shelving
- Laminate bench tops
- Soft close cabinetry doors and drawers throughout
- Custom made laminate overhead cabinetry with adjustable internal shelving
- 1 x set of 4 cutlery drawers
- 1 x plastic cutlery tray insert
- Euro 600mm built in electric oven EP6004SX
- Euro 600mm natural gas cooktop ECT60GX
- Euro 600mm slide out stainless steel rangehood ES602SS
- Euro 600mm stainless steel dishwasher EDV604SS
- Base Range overmount sink
- Fienza Eco sink mixer

BATHROOM, ENSUITE, WC & POWDER ROOMS

- Custom made laminate base cabinetry with adjustable internal shelving
- Laminate bench tops
- Polymarble shower bases
- Base Range insert bath in tiled hob to Bathroom
- Base Range toilet suites
- Base Range towel rails
- Base Range toilet roll holders
- Base Range basins
- Base Range basin mixers
- Base Range shower head and mixers
- Base Range bath spout and mixers

LAUNDRY

- Everhard 45lt freestanding trough (White)
- Fienza Eco sink mixer
- Quarter turn washing machine stops

HEATING & COOLING

- Braemar 3 star central heating system
- Heating duct to Drying cupboard

ELECTRICAL

- Batten holder lights throughout
- Standard Clipsal 2000 power points and light switches throughout
- 1 x LED fluorescent light to Garage
- 1 x TV antenna
- TV points to Living, Rumpus, Theatre and Lounge

PAINTING

- 2 coat internal paint system to all walls, ceilings and woodwork using Dulux wash and wear paints
- 2 coat external paint system to all weatherboards, steel lintels, eaves and entrance door using Dulux weather shield paints
- 2 coat external paint system to all render using Dulux acra shield
- External feature timber doors, posts and cladding finished with Intergrain premium timber finish

FLOOR COVERINGS

- Silver range vinyl plank flooring with aluminium trims and ramping
- Silver range wall and floor tiles to wet areas
- Silver Range carpet with premium underlay

HANDOVER

- Reinstate nature strip with topsoil
- Even spread top soil to front yard
- Pressure wash Garage floor
- Professional internal builders clean throughout
- Receive Status Homes handover manual

All Base Inclusions are plan specific and included where applicable. Status Homes reserves all rights to adjust the Base Inclusions without notice. All Base Inclusions are strictly subject to availability.