

# STANDARD INCLUSIONS



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# STANDARD INCLUSIONS

## CONTRACT & TECHNICAL SERVICES

- A 90 day firm quotation
- 3 month maintenance warranty
- Structural guarantee - 6 years
- Preparation of application for approvals of building plans and specifications
- Payment of standard single dwelling Water Authority fees
- Preparation of contracts for Lending Institution and Building Authority requirements
- House peg out survey
- Certification of concrete slab by structural engineer
- Home Owner Warranty and Construction Risk Insurance

- Pest control treatment and certification
- Safety scaffolding and roof rail as required by Authorities
- Colour and inclusions selection with our experienced colour consultant

## STRUCTURAL

- M' classification concrete waffle pod slab for moderately reactive soil
- Concealed plumbing stack work to two storey homes (design specific)
- 25 degree roof pitch

## EXTERNAL FEATURES

- Selected range of James Hardie Cladding
- Quality Colorbond Roof and Builders Blanket
- Quality aluminium powder coated sliding windows and doors (choice of colours) with clear glass and Meranti solid timber reveals
- Maintenance Free Colorbond fascia, gutter and barge (range of colours)
- Colorbond/PVC down pipes to suit external colours (range of colours)
- Colorbond Steel Line Steel Panel lift doors to garage, including 2 remote controls and 1 wall control pad
- Entrance door from Hume Doors, 820mm or 1200mm (design specific) – XS24, XS26 or JST1
- External FC sheeting feature, design specific (Please ask consultant for details)
- Garden taps to front and rear
- Eaves to home
- 26L Instantaneous Gas Hot Water System
- Comfort Plus Glass to all clear glazed windows

- Lane Door hardware to internal doors - chrome plated or satin chrome plated
- Lane Touch Plus handle to entrance door
- Spacious linen cupboards with 4 melamine shelves
- Modern shelving system to wardrobes with hanging space, 3 draws and 3 pigeon holes (4 pigeon holes in master bedroom); and pantry with 4 melamine shelves (design specific)
- Quality Taubmans paint finish (indoor and outdoor) to all walls, doors and timberwork – from the Endure Range
- Door stops to all hinge doors
- Sarking to all external walls
- Insulation to external walls and internal garage walls - R2.0
- Insulation to Ceiling - R4.1

## BATHROOM & ENSUITE

- Waterproof seal to all wet areas
- Quality ceramic floor and wall tiles, with smart waste
- Tiling height 2000 mm to shower area and 1200mm high to remaining walls in the Bathroom and Ensuite – skirting tiles only in a W/C and powder room.
- Clear laminated glass, semi frameless shower screens with pivot door (design specific)
- Shower Niche to Ensuite and Main Bathroom
- Exhaust fan to Ensuite, Main Bathroom, Powder Room and W/C, ducted to external eave
- 1780mm Freestanding Bath (design specific)
- Polyurethane vanity cabinetry with 20mm Caesarstone top to Main Bathroom, Ensuite and Powder Room (design specific) - standard range
- Polished edge vanity mirrors

- Flickmixers to vanities, bath and shower - builders range
- Chrome Overhead Shower to Main Bathroom and Ensuite
- Dual flush toilet suite - American Standard Cygnet
- Mizu Drift Semi-Inset Basin
- Gen X Accessories – Double Towel Rail, Toilet Paper Holder and Hand Towel Rail

## KITCHEN

- Contemporary design Polyurethane Kitchen cabinets
- Polyurethane Overhead cupboards with D handles
- Fully lined interior Kitchen cupboards
- Large walk in pantry (where applicable) with 20mm Caesarstone bench - standard range top and 1 under-bench shelf
- Tiling to Kitchen splash back (bench area)
- Stainless Steel Afa Flow Double Bowl Kitchen Sink with Drainer
- 900mm Stainless Steel Freestanding Oven or 600mm Stainless Steel Smeg Electric Cooktop and Under Bench Oven
- 900mm or 600mm Stainless Steel Smeg Concealed Rangehood
- 20mm Caesarstone Kitchen benchtops - standard range
- Dishwasher provision – plumbing and electrical
- Water point for the fridge
- Posh Solus MKII Gooseneck Sink Mixer

## LAUNDRY

- Posh Solus 45L Laundry Sink within a 900mm Polyurethane cabinet
- 20mm Caesarstone benchtop (as per design) - standard range
- Ceramic tiled splash back above bench top

- Quality ceramic floor tiles and 300mm tile high skirting, with smart waste
- Hot and cold washing machine connections concealed in cabinet
- Posh Solus MKII Standard Sink Mixer

## ELECTRICAL & SAFETY FEATURES

- Earth leakage safety switch protecting all power points
- Safety circuit breakers to main meter box
- Two smoke detectors complete with backup battery is installed in appropriate locations for your safety
- Safety glass fitted to all shower screens
- 20 LED light points throughout the home
- 1 x fluro light to the Garage
- 2 way light switch (x2)
- 1 x internal and 1 x external gas point
- 1 x external weather proof power point
- Single power points to dishwasher, microwave, garage door, laundry cupboard
- Double power points to Main bed (x3), Bedrooms (x1), Lounge (x3), Kitchen bench (x2), Theatre (x2), Laundry (x2), Halls (x1), Walk in pantry (x1), Garage (x2), Bathroom (x1), Ensuite (x1), Meals (x2)
- Separate electrical grid for fridge
- 2 x TV points
- 1 x phone point

\* Hume Building reserves the right to replace products without prior notice. Inclusions may vary in Display Homes.