



NEW HOME
INCLUSIONS



STANDARD HOME INCLUSIONS

SITE & CONNECTION

- Site specifications include a building allotment of up to 550m²
- M class Waffle slab (one concrete pump allowance), no existing fill
- Connection to standard sewer and storm water points within the building allotment to a legal point of discharge
- Includes Part A termite Treatment
- A maximum of 300mm fall over building allotment, a maximum of 12m of underground single phase power and a maximum setback of 5 metres to house
- Excludes: Rock excavation & removal, service connections and all account opening fees for telephone, gas, electricity and usage fees. Asset protection and road opening permits

BRICKS

- Your choice from Standard CAT 1 Profine Builders Range of designer face brick

FRAMING

- MGP10 Stabilised timber wall frame, engineered roof trusses

ROOF

- Your choice from standard Profine builders range of concrete roof tiles with 22.5 degree roof pitch

EXTERNAL LIVING (PLAN SPECIFIC)

- Undercover alfresco outdoor living area including plaster roof

WINDOWS & DOOR OPENINGS

- Awning windows to front facade only
- Aluminium sliding throughout (including locks)
- Fly screens to all openable windows (standard fly mesh)
- Painted Lightweight infill above all windows excluding front windows (front windows brick infill with galvanised steel lintels to façade only)
- Laundry : Aluminium sliding door with lock
- Clear glazing to all windows & sliding doors (satinlite glazing to bathroom, ensuite & wc)

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6 STAR ENERGY RATING

- 6 star energy rating on base plan on best performing orientation
- Foil wrap
- External walls – R 1.5 batts
- Ceiling – R 3.0 batts
- Draft seals to all external doors including garage house access door (excludes external garage door)
- Additional charges apply if additional energy requirements are required to achieve 6 star

PLUMBING

- Concealed plumbing (excluding spa pump, if applicable)
- Colorbond fascia & gutters
- Colorbond rectangular downpipes

HOT WATER SERVICE

- 175L Gas boosted hot water service with solar panel mounted on roof.
- Some homes may require additional panel/s depending on orientation (this will be at an extra cost to the owner)

CAR ACCOMMODATION

- Lock up garage under main roof line including plaster lined ceiling and side walls, structural concrete floor
- Motorised Colorbond panel door CAT 1 range to front of garage approx 2100mm high, width to suit
- Rear pedestrian access door or rear roller door manual operated (space permitting)

CEILING HEIGHT & INTERIOR

- 2430mm ceiling height (nominal)
- Double storeys 2730mm (nominal) to ground floor, 2430mm ceiling height (nominal) to first floor
- 75mm cornice to dwelling
- 90mm cornice to garage
- 67x12mm MDF skirting and architraves – paint finish

STAIRS (PLAN SPECIFIC)

- Stairs with timber handrail stained or painted, treads & risers MDF for future carpet, dwarf walls to stair and void area

HEATING

- Brivas 3 Star Ducted Heating to all habitable rooms with white ceiling vents, manual thermostat as per manufacturers requirements

DOORS

- Front door your choice of 4 profile styles painted grade finish
- 2040mm high external door
- Garage house access door flush door 2040mm
- Internal: Flush door 2040mm
- Flush door to bedroom robes and all cupboards

DOOR FURNITURE

- Entrance: Deadlock with your choice of standard lever handles
- Garage house access door : Deadlock with your choice of standard range lever handles
- Internal doors : Your choice of standard range lever handles
- Robes & Cupboards: Your choice of standard leverhandles
- Garage exit door (plan specific) Imperial lock
- White door stops fitted



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STORAGE

- Walk in robes with 1 melamine shelf and hanging rail
- Built in robes with 1 melamine shelf and hanging rail
- Linen: 4 melamine shelves
- Pantry: 4 melamine shelves
- Broom: 1 melamine shelf

LAUNDRY

- Large 45 litre stainless steel laundry trough and white cabinet
- Flick mixer tap
- 2 x stop taps to washing machine

ELECTRICAL

- Standard batten light points
- Clipsal Profine Cat 1 range double power points throughout
- RCD safety switch
- TV point Qty: 2 – non fibre optic areas
- Exhaust fans over showers
- Telephone point Qty: 1
- Smoke detectors wired direct as per plan
- White cover plates to all switches
- Weatherproof batten fitting outside external doors
- Underground telephone service line from a legal pit on the property to the house only (connection not included)

PAINT

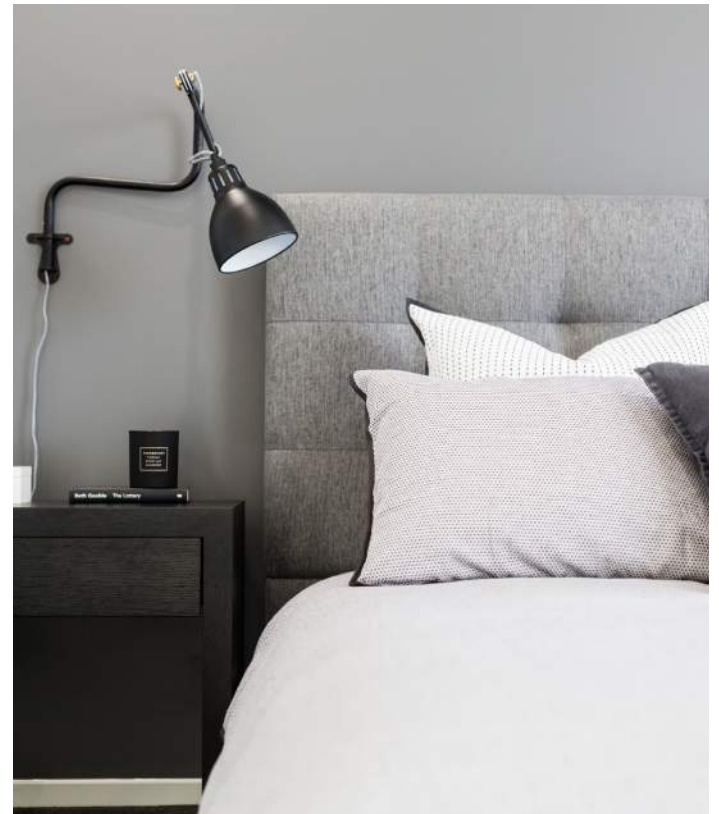
- Three coat application - using Taubmans paint low sheen acrylic to internal walls, acrylic to ceiling, gloss enamel paint to internal timber work and doors
- Acrylic paint finish to exterior timber, metal work, front door and cladding

CARPET

- Cat 1 carpet to balance of home

TILING

- Shower tiles to a minimum 2000mm above base
- Bath tiles to hob and minimum 600mm above bath
- Tile above vanity 200mm
- 100mm tiled skirtings to wet areas to match floor tiles
- Floor tiles to wet areas, kitchen, entry, meals from Beaumont tiles silver range



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DESIGNER KITCHEN



KITCHEN

- 20mm Quantum Quartz bench top in Profine's CAT 1 range
- Laminated cabinetry. Your choice of colours
- Handles from PROFINE Designer range. Your choice of styles
- Stainless steel designer model 1 ¼ bowl kitchen sink
- Sink mixer CAT 1 range

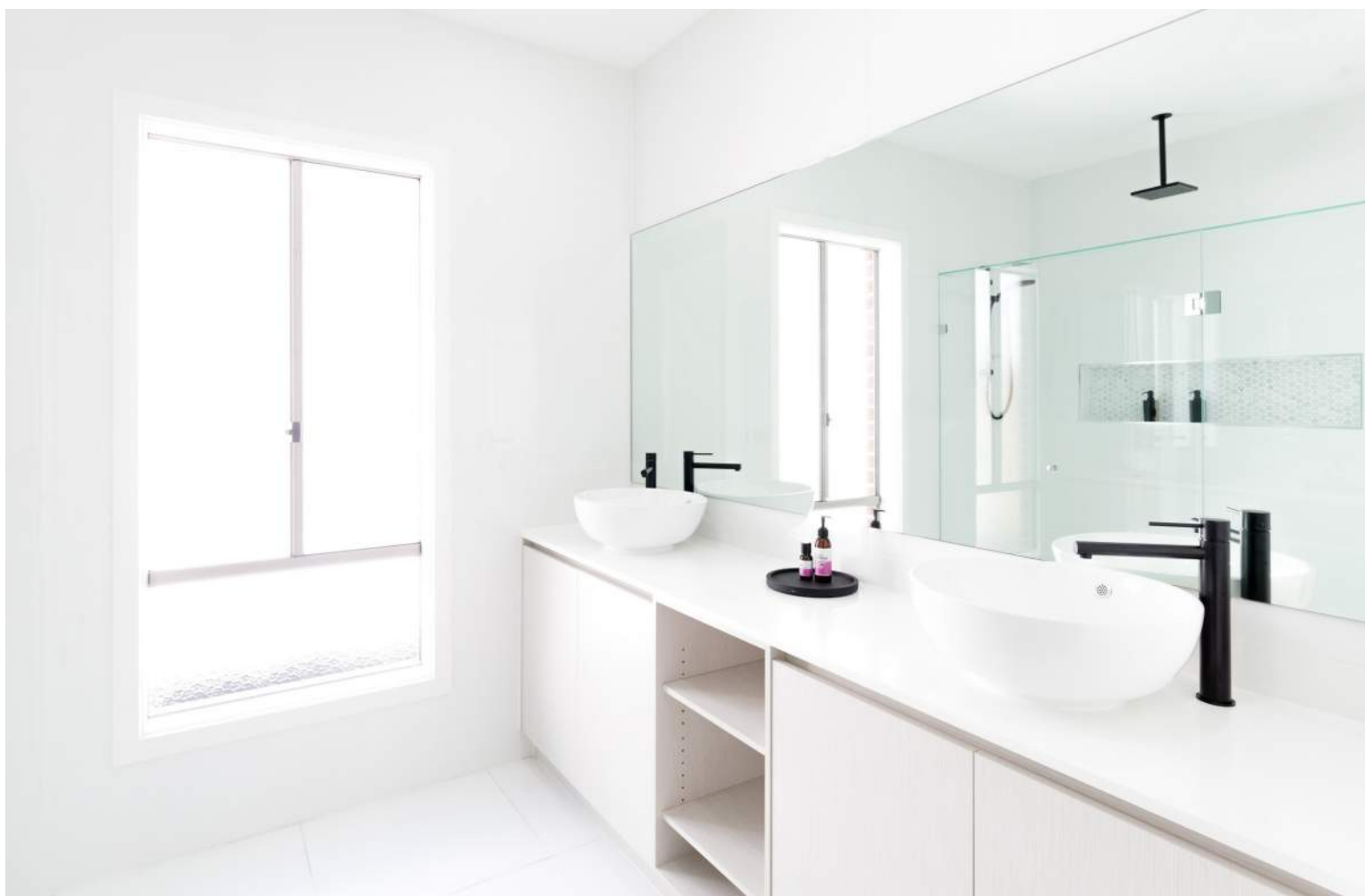
APPLIANCES

- 600mm stainless steel oven by Technika CAT 1 range
- 900mm 4 burner gas stainless steel cooktop by Technika CAT 1 range
- 900mm stainless steel slide out rangehood by Technika CAT 1 range
- 600mm dishwasher CAT 1 range



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BATHROOM INCLUSIONS



BATHROOM & ENSUITE & WC

- 32mm laminate benchtop
- Laminated vanity fully lined interior (width nominated on plans)
- Round or square vitreous china basin – from our standard selection with standard basin mixer
- Semi frameless shower screen to 2000mm high
- 900mm x 900mm preformed shower base with white shower waste.
- Deluxe Tapware Shower mixer & Water saving shower rail
- Acrylic Bath – Size subject to design (1500mm or 1675mm) with bath mixer and 200mm spout
- Vitreous china closed coupled toilet suite



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PROFINE

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