

## Pre-Construction

- + Soil report and Feature Survey
- + Property Services information
- + 6 Star Energy Report
- + Building Permit
- + Statutory Warranty Insurance
- + 90-day maintenance

## Site Works & Connections

- + Fixed site works and connections, engineered specifically for each site
- + Engineered designed waffle slab
- + Water connection to an existing dry tapping point within the building site including recycled water where applicable
- + Connections to standard sewer and stormwater points within the building site
- + Single Phase underground electricity connection to an existing dedicated electrical pit within 12m of the meter box and gas connection where available
- + NBN lead-in conduit from boundary to house

## Structural

### Single Storey

- + 2400mm ceiling height with 90mm pine frame
- + 22.5° roof pitch to house and garage with Pine roof trusses

### Double Storey

- + 2400mm ceiling height with 90mm pine frame to ground floor
- + 2400mm ceiling height with 90mm pine frame to first floor
- + 22.5° roof pitch to house and garage with Pine roof trusses

## External

- + Clay wire cut bricks from Builders Range with natural rolled mortar joints or Rendered Hebel Concrete panels at builders discretion (design specific)
- + Concrete roof tiles from Builders Range
- + Colorbond fascia, gutter and downpipes
- + Total of 2 garden taps:
  - 1 at meter location
  - 1 attached to dwelling Double Storey
- + Lightweight cladding to first floor walls (design specific)

## External Windows, Doors & Door Furniture

- + Aluminium powder-coated Fixed or Awning single glazed windows to façade (façade specific)
- + Combination of aluminium Sliding & Awning single glazed windows to remainder of side and rear of dwelling (design specific)
- + Aluminium powder-coated single glazed sliding door (house specific)
- + Clear glazing to all windows including wet areas
- + Keyed window locks to all openable windows and sliding door(s)
- + Front Entry Door: Feature 2040 x 820mm with painted finish
- + Entrance Lock: Entrance knob lockset
- + External Laundry Door: 1 Lite with clear glazing and painted finish or sliding door (house specific)
- + External Garage door: Tempered hardboard flush panel (house specific)
- + External Garage and Laundry Door Locks: Entrance knob lockset (house specific)
- + Garage Pedestrian door: Flush panel with Entrance knob lockset (house specific)

## Garage

- + Sectional Colorbond Garage Door
- + Remote control with Two handheld transmitters and one wall mountable transmitter

## Alfresco (House Specific)

- + Undercover Alfresco area lined with painted plaster ceilings and concrete floor as part of slab (design specific)

## Energy Efficiency

- + Ceiling Batts to dwelling (excluding Garage, Porch and Alfresco ceilings)
- + Wall Batts to external house walls
- + Foil wrap to external walls
- + Solar Hot Water Service with Gas Booster and 1No. Solar Panel Collector with Storage Tank or Electric Heat pump Hot Water System (Builders discretion)

## Cornice, Skirting & Architraves, Internal Doors

- + 75mm Cove Cornice to House and Garage
  - + 67mm Square Edge MDF skirting boards (painted finish)
  - + 67mm Square Edge MDF architraves (painted finish)
  - + 2040mm high hinged flush panel doors (painted finish)
  - + 2040mm high hinged flush panel doors to all robes and linen cupboards with (painted finish) - design specific
  - + Chrome hinges, latches, and striker plates throughout
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## Internal Door Furniture

- + Leverset on rosette to internal hinged doors

## Kitchen

- + 20mm reconstituted stone benchtop with reconstituted stone edge with 20mm reconstituted stone edge
- + Square edge laminated doors
- + One bank of cutlery drawers
- + Dishwasher space and connections
- + Microwave Space (design specific)
- + Pantry with 4 fixed white melamine shelves
- + Designer cabinetry handles (excludes overhead cupboards)
- + Infill above overhead cupboards
- + Double bowl stainless steel sink with side drainer
- + Chrome mixer tap

## Kitchen Appliances

- + 900mm Stainless Steel Electric Underbench Oven
- + 900mm Stainless Steel Gas Cooktop
- + 900mm Stainless Steel Canopy Rangehood

## Laundry

- + Metal cabinet with stainless steel trough including bypass
- + Chrome mixer tap with concealed washing machine stops

## Ensuite & Bathroom

- + Designer vitreous china inset basin
- + Laminated vanity unit with 20mm reconstituted stone benchtop
- + Polished edge mirrors to full width of vanity
- + Semi framed 1850mm high shower screen with pivot door
- + Tiled shower bases
- + Acrylic bath
- + Vitreous china dual flush toilet suites
- + Chrome wall mixer and showerhead to shower
- + Chrome bath outlet and wall mixer
- + Chrome towel rail to Bathroom and Ensuite
- + Chrome toilet roll holders

## Electrical

- + Double power points throughout home (excluding fridge, dishwasher and garage sectional remote)
- + LED downlights throughout excluding Garage
- + 2 Television points (location, design specific)
- + 2 Telephone points (location, design specific)
- + Self-sealing exhaust fan to Bathroom, Ensuite and WC (design specific)
- + Hardwired smoke detectors with battery backup
- + RCD safety switch and circuit breaker to meterbox (NOTE: Refer to electrical drawing for indicative location of points)

## Heating & Cooling

- + Gas Ducted Heating Unit installed in roof space with thermostat hard wired to wall, ducted to living areas and bedrooms throughout (excludes wet areas) (Total number of points and unit size are determined by supplier for maximum efficiency)

## Floor Tiles

- + Ceramic Floor Tiles: To Ensuite, Laundry, Wash Closet and Bathroom
- + Tiled skirting: - To wet areas

## Floating Floor

- + Laminate Floating Floor: To Entry, Kitchen, Meals, Living and Rear Hallway (house specific)

## Carpet

- + To all remaining areas

## Wall Tiles

- + Ceramic Wall Tiles: To Kitchen and Laundry
- + Ceramic Wall Tiles: To Bathroom and Ensuite

## Paint

- + Acrylic paint to ceilings
- + Acrylic paint to all internal walls (3 coat system)
- + Satin paint to all interior skirting, architraves and doors
- + Exterior paint to all exterior painted surfaces

## Stairs (Double Storey Only)

- + MDF staircase with painted newel post, timber balusters with timber painted handrail (design specific)

## Cleaning

- + Site Cleaning: External site clean
- + Internal Cleaning: Standard 'Builders' clean before occupancy

## Inspections

- + Mandatory building inspections by Building Surveyor as per building permit
- + Lifetime Structural Guarantee

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Kincaid Constructions Pty Ltd reserves the rights to implement variations (including the make, model, size and or type) to the above product(s) with substitutes of comparable standard subject to availability.

