

homes**one**

TURN-KEY
HOUSE & LAND

INCLUSIONS

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Signed – Builder: _____

Date: _____

Signed – Owner: _____

Date: _____

1. **Preliminary Site Works**

Allotment Verification

The builder shall be responsible for the accuracy and clear delineation of all the allotment boundaries. In addition, the owner shall supply to the **Builder** a current copy of the title of the allotment.

Site Preparation

Grading and levelling of the site by **Builder**.

2. **Footings/Concrete Floor Slab Constructions**

Important notice for the attention of the owner

The **Owner's** attention is drawn to the fact that the foundations in all sites require continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Sheet No. 10-91 and it is the Proprietors responsibility to maintain the site in accordance with that document.

Concrete Footings: Raft

Included (Installed in accordance with the Residential Slabs and Footing Code AS2870.1, Soil report and Engineers Design).

Concrete Pump:

Included

Root Barriers:

If required, shall be at an additional cost to the Builder

Footings/Concrete Floor Slab Construction Cont.

Excavation of Rock:

Excluded

Removal of Excavated Rock:

Excluded

Spreading & Removal of Surplus Soil

Included

Protection Against Subterranean Termites

Included

Part A (Collars Around Slab Penetrations):

Included

Part B (Perimeter Protection):

Included

Warning

Materials and products used in the construction of your home may be susceptible to termite attack. To protect your assets you should arrange for experts to check your home at least once a year. Seek and follow the advice of those experts.

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4. Brickwork

Type & Colour: Selection from homesone range
Colour of Mortar: Natural or builders discretion

Note: Natural mortar has no colour additive. The Builder at his discretion may use yellow or white sand, as available at the time of ordering.

Joints: Rolled
Damp Proof Course Material: Polycourse
Window Sills: Brick on edge
Brick Piers: Included as per drawing

FC Sheet Above Windows, Painted Finish to Side & Rear Elevations: Included as per drawing

5. Facade Details As per plans
6. Metalwork As per approved drawings and engineer's designs.
7. Carpentry

Timber Framing Specifications Timber sizing and framing in accordance with AS 1684- Timber Framing Code or Timber Framing Manual or AS1720-Timber Engineering Code.

Ceiling Height: 2440mm or as per plan
Porch/Alfresco: As per plan
Roof Access Opening: Applicable – see plans for location

8. Thermal Insulation

Wall Insulation: Per Energy Report
Ceiling Insulation: Per Energy Report
Roof Sarking: Per Energy Report
Energy Rating: 6 star energy rating

9. Roofing

Type: Concrete tile or colourbond metal roofing as per plan. Builders' standard range

Pitch: 22.5 degrees or as per plan

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10. Fascia/Gutter/Downpipes

Fascia & Guttering: Colourbond quad
Down Pipes: Colourbond rectangular

11. Aluminium Windows and Doors

Windows Frames: Aluminium as selected from builder's range & supplier sliding, unless otherwise noted on drawings (type & size as per plan). External glazed to suit terrain category. Conforms to AS1288-1989

Aluminium Sliding Doors: Type & size as per plan if applicable
Double Glazing: Per Energy Rating Requirements
Fly Wire Screens: Applicable to all opening windows sashes, except garage
Window Locks: Applicable to all opening windows sashes
Window Coverings: Blinds to all windows and sliding doors, excluding ensuite, bath, wc & Garage
Barrier Doors: N/A

12. External Door Frames

Front: As per plan
Laundry: As per plan
Family: As per plan
Garage: As per plan

13. Garage Door(s)

Front: Sectional overhead panel lift door as per drawing
Remote Control: Applicable with two handsets

14. Electrical

TV Point & Antenna: 2 x points as per electrical plan
Telephone Points: 2 x points as per electrical plan
Light Outlets: Location and type as per electrical plan
Light Fittings: 240volt flush mounted down lights to all light points internally including porch & alfresco. External flood light to other exits. Garage fitted with fluorescent light.

General Power Outlets: Single & Double GPO's as per electrical plan

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Note: GPO's located adjacent to wet area fixtures will be positioned as per building and electrical regulations.

Switches: Wall type to all rooms (white)
Smoke Detectors: Included, as per regulations (see drawing for locations)
Electrical Supply: See under Section 1 (Services)
Meter Box: Metal, location as per drawing (within authority's regulation), or to nearest practical position
Switchboard: Located in the meter box. No of circuits to be determined according to requirements
Protection: Circuit breakers and earth leakage switches

Outlets/Wiring Connections:

Electric Oven	Yes	Dishwasher (GPO)	Yes
Cook top	Yes	Microwave (GPO)	Yes
Ceiling fans	Yes	Remote garage door (GPO)	Yes
Range Hood	Yes	Refrigerator (GPO)	Yes
TV antenna points-as per plan	Yes	Cooling system	Yes
Hot water service	Yes		

15. Plastering

Cornice: 75mm Standard cornice to all rooms. Includes built in robes, cupboards & built in pantry
Plasterboard: 10mm to walls and ceilings Fixed to joists/trusses at 600mm.

16. External Doors

Front: Solid construction door from builders range 2040mm x 820mm
Sidelight: N/A
Laundry: As per plan
Family: As per plan
Garage: As per plan

17. Internal Doors

Main: Flush panel to hinged doors throughout
Robes: Flush panel to master, mirrored sliders to others as per plan

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18. Door Furniture

Front Door:	Lever Entrance Set
Other External Timber Doors:	Entrance Set or similar, keyed alike
Dead Locks:	Satin Chrome double cylinder
Internal Doors:	Passage and privacy set from builders range

19. FIXING

Skirting:	Pine 68mm square profile
Architraves:	Pine 42mm square profile
Built in Wardrobes & WIR:	Single melamine shelf, 16mm thick with chrome rail
Linen/Broom Cupboards:	Melamine shelving (1 to broom, 4 to linen)
Pantry:	Melamine shelves (4)

20. Sanitary Fixtures

Toilets:	Azzura OK-21108 vitreous china close coupled WC suite
Bath:	Stylus MX5W Maxton Rectangular Bath
Shower Base(s):	Tiled as per plan
Basins:	Asti Vita Adele 1 & 3 T/H vanity basin recessed in cabinet
Laundry Trough	Everhard 71189C Project 45 litre Stainless Steel Laundry Tub & white cabinet.
Kitchen Sink:	Abbey PR175L project plus 175, 1 & 3/4 bowl sink, designer strainer wastes

21. Cabinetry

Kitchen

Doors:	HMR board edge detail 2mm PVC to match door colour
Bench top:	Laminated, edge detail 10/ 10 Postform
Under Bench Oven:	As per kitchen plan
Microwave Provision:	As per kitchen plan
Dishwasher Provision:	As per kitchen plan
Cutlery Drawer:	As per plan kitchen plan
Internal Surface:	White melamine
Overhead Cupboards:	As per plan kitchen plan

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Date: _____

Bathroom

Doors: HRM board, edge detail 2mm PVC to match door colour
Bench Top: Laminate edge detail 10/ 10 Postform
Drawers: HRM board
Internal Surface: White melamine

Ensuite

Doors: HRM board, edge detail 2mm PVC to match door colour
Bench Top: Laminate edge detail 10/ 10 Postform
Drawers: HRM board
Internal Surface: White melamine

22. Tapware

Kitchen: Paco Jaanson HI-HD 3509 Tema Mixer
External: 2 External Taps, 1 in the front section of the block & 1 in the rear (Builders discretion)
Bathroom/Ensuite: Paco Jaanson HI-HD 3501-M Tema Basin Mixer
Bath: Paco Jaanson HI-HD3502-M Tema Bath Mixer
Shower: Paco Jaanson HI-HD3502-M Tema Shower Mixer
Laundry: Paco Jaanson HI-HD3509 Tema Sink Mixer

23. Electric/Gas Appliances

Oven: Euromaid BS6 60cm Multifunction Oven
Cooktop: Euromaid ACD6SG1 60cm Gas Cooktop
Rangehood: Euromaid 60cm Slide Out Rangehood
Dishwasher: Euromaid DW24S Dishwasher
Hot Water Unit: Rinnai B20 20L Instantaneous Hot Water Service

24. Cooling/Heating

Ceiling Fans: As per plan
Split System Cooling: Kelvinator 3.5kw Reverse cycle Split System

25. Towel Rails And Toilet Roll Holders:

Towel Rails: Paco Jaanson HI2624G-M Hera Single Towel Rail 600mm
Toilet Roll Holders: Paco Jaanson HI2624G-M Hera Toilet Roll Holder

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26. Shower Screens And Mirrors

Shower Screens/Doors: Polished frame (executive semi-frameless type) with clear toughened glass pivot door.
Mirrors: Full width of vanity

27. Painting – Includes 1 x undercoat 2 x top coats

Exterior: 3 coats of gloss acrylic external paint system
Interior: 3 coat low sheen washable velvet to walls 3 coats to super cover mat to ceiling 3 coats gloss enamel to skirtings, architraves & doors
Colour selection: 1 colour to walls, 1 colour to ceilings and 1 colour to woodwork (Note: 2 coat coverage colours included only)

28. Wall Tiling: (Ceramic from builders range) as per Council Requirements

Bathroom/Powder Room/Ensuite: As per regulations
Shower Recess: Approx. 1800mm above base
Vanities: Mirror above full width of vanity
Kitchen: Refer to drawings
Laundry: Refer to drawings
Soap Holders: Included to showers only

29. Floor Tiling:

Extent: As per plan from homesone investor range

30. Carpet

Extent: As per plan from homesone investor range

31. Drainage

Storm Water Drains: To discharge point as shown on drawings
Type of Pipe: 90mm UPVC
Extent: From down pipes to legal point of discharge
Agi-Drains: Applicable if required, to legal point of discharge
Sewer Drainage: To legal point of discharge

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32. External Works:

Fencing & Gates:	Fencing to three sides to developer requirements including wing fence
Driveway & Path:	Coloured concrete or exposed driveway and path to front door
Concrete Verandah/Porch:	Coloured concrete or exposed (if structurally permitted)
Vehicle Crossover:	By developer
Landscaping:	As per builders design
Letterbox:	As per estate covenant
Clothesline:	Powder coated metal clothes line, either wall hung or rotary

33. Garage: Applicable (refer to plan)

Roof:	Refer to section 9 (Roofing)
Plaster Lining to Ceiling:	Applicable
Lights:	As per electrical plan
Concrete Floor:	Applicable
Garage Door:	Sectional panel lift overhead door

34. Stairs: Not applicable. If applicable, MDF painted stair case as per plan.

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