



STANDARD INCLUSIONS

BUILDING ALLOTMENT

Concrete waffle pod slab, engineer designed “M” class.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

Termite treatment, including Part A penetration capping & Part B slab perimeter spray system.

CONNECTION OF SERVICES

Single phase underground power (up to 10m).

Water connection (dry tap connection on same side of street).

Gas connection (up to 10m).

Sewer and stormwater connection (up to 600m² block).

Telephone conduit and draw cable from the supply pit. Connection to pit is the owners' responsibility. Excludes telephone connection costs and all consumer account opening fees.

EXTERNAL FEATURES

Bricks: Clay brick selection from builders' standard category 1 range.

Mortar Joints: Face Brickwork - Natural colour rolled joints.

Render: Acrylic texture coating render. Colour to be selected from builder's standard range (refer working drawings for extent of cover).

External Mouldings: Light weight exterior mouldings with acrylic texture coating render from builder's standard range (design specific – refer to working drawings for extent of cover).

Infills Over Windows: Front Elevation - Brick infill over windows.

Side & Rear Elevations - Cement sheet infill over windows and doors.

Light Weight Cladding: Lightweight Foam, Fibre Cement, Timber Cladding to areas as per plans. Finish and colour to be selected from builder's standard range (design specific – refer to working drawings for extent of cover).

Roof Cover: Concrete Roof Tiles (design specific) to be selected from builder's standard Category 1 range. Refer to working drawings for roof pitch.

Roof Plumbing: Metal gutter, fascia and flashings. Colorbond finish.

Downpipes: 100 x 50. Colorbond finish.

Colour to be selected from builder's standard range.

Front Entry Door: Paint finish, 2040mm high x 820mm wide Hume 'Newington' range XN1 with clear glazing.

Schlage Regent Jupiter Lever entrance set with double cylinder deadbolt.

Aluminium frame and sill.

Laundry Door: Aluminium sliding door, 2100mm high x 1450mm wide (design specific – refer to working drawings).

Roof Pitch: 22.5 degree.

Windows: Powder coated aluminium awning windows to front façade only (design specific – refer to working drawings).

Powder coated aluminium sliding windows to side and rear elevations only.

Clear glazing throughout, including wet areas.

Sills to be brick on edge.

Locks to all windows keyed alike.

Sliding Doors: Aluminium powder coated sliding door.

Colour to be selected from builder's standard range.

Locks to all sliding doors keyed alike.

Flyscreens: Aluminium framed, powder coat finish to match windows with aluminium mesh fitted to openable windows of home.

Draft Exclusions: Full perimeter draft seals to all entry door frames and internal access door to garage and garage external pedestrian door.

FRAMING

Walls: Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600 centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

Roof: Engineer designed stabilised timber roof trusses at 600 centres.

INSULATION

Ceiling: Glasswool batts to home only. Excludes garage, alfresco area, portico and ground floor ceiling area with first floor above (to comply with energy rating report).

External Walls: Glasswool batts (including party wall between house and garage) plus weather wrap to ground and first floor, joins in weather wrap to be taped and gaps around windows/doors.

INTERNAL FEATURES

Ceiling Height: 2440mm ceiling height (nominal) to single storey with 75mm cove cornice.

2440mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Garage Ceiling Height: 2526mm from garage step down floor level.

Room Doors: Flush panel 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room Door Furniture: Schlage Regent Series passage set.

Mouldings: Skirtings - 67x18mm single beveled primed MDF. Architraves - 67x18mm single beveled primed MDF.

Door Stop: Nylon 75mm, white.

Ceiling Plaster: 10mm plasterboard finish.

Wall Plaster: Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom & above Laundry trough.

PAINTWORK (2 COAT APPLICATION)

External: All paint colours to be selected from builder's standard range Category 1.

Front Door, Doors, Sidelights - 1 coat prep sealer undercoat with 2 coats of gloss enamel.

Woodwork - 2 coats of low sheen acrylic.

Cement Sheet Eaves, Porch Lining - 2 coats ceiling paint.

Cement Sheet Cladding Walls and Boards: 2 coats low sheen acrylic.

Note: Colorbond fascia, gutter and downpipes.

Internal: Timber Doors (pre-primed) - 2 coats of gloss enamel.

Painted Woodwork (unprimed) - 1 coat prep sealer undercoat, 2 coats of gloss enamel.

Painted Woodwork (primed) - 2 coats gloss enamel.

(Note: Doors, skirting and architraves to be one colour).

Ceiling - 2 coats of ceiling paint (one colour throughout).

Walls - 1 coat of prep sealer undercoat, 1 coat of low sheen acrylic (one colour throughout).

HEATING

Gas Ducted: Bonaire gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size.

HOT WATER SYSTEM (ESTATE SPECIFIC)

Hot Water: Chromogen Solar hot water system with storage tank, two roof mounted collectors (orientation dependent) and continuous mains pressure gas booster.

OR Chromogen gas continuous flow water heaters (up to 27 sq.'s – 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available. Charges apply.

KITCHEN

Appliances: 900mm EURO freestanding electric oven and gas hob with cast iron trivets.

Rangehood - EURO 90cm front button canopy.

Dishwasher - Provision for future dishwasher including single power point and capped cold water point.

Cabinetry: Base Cupboards - Fully lined white melamine cabinets, refer to working drawings.

Overhead Cupboards - Finish as for base cupboards, with painted infill panel over, refer working drawings to extent.

Doors - Laminate finish from builder's range Category 1.

Drawers - 1 x 4 bank utensil drawer module.

Handles - Select from builder's range Category 1.

Sink: Stylus Radiant (1200mm) stainless steel double bowl sink.

Tap: Phoenix Arlo sink mixer 200mm gooseneck in chrome finish.

Bench Top: Essastone benchtop with 20mm edge detail from builder's standard category 1 range.

Splashback: Builders Category 1 ceramic wall tiles to area's as per standard working drawings.

Microwave Provision: Incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point.

BATHROOM, ENSUITE, POWDER ROOM AND WC

Mirror: 900mm high, polished edges to full width of vanities sitting on 200mm tile splashback.

Basin: Seima Kyra SBC-208 ceramic abovemount low profile square inset basin (white), chrome waste 1 tap hole/overflow.

Bench Top: Essastone benchtop with 20mm edge detail from builder's standard category 1 range.

Bath: Stylus Origin bath (white) in tiled podium (size specific).

Shower Bases: 900mm x 900mm ceramic tiled shower base. Selection from builder's standard Category 1 range.



Shower Screens: 1850mm high semi frameless with pivot door and clear laminated glass.

Taps and Outlets: Shower - Phoenix Arlo rail shower with Phoenix Arlo shower wall mixer.

Bath (Wall Mounted) - Phoenix Arlo wall bath outlet 200mm and Phoenix Arlo wall mixer.

Basin (Top Mounted) - Phoenix Arlo basin mixer.

Accessories: Phoenix 'RADII' toilet roll holders and towel rails – round plate.

Toilet Suite: Mero soft close china toilet suite in white.

LAUNDRY

Trough: 45 litre single inset bowl stainless steel without top bypass.

Base Cupboard: 700mm wide fully lined modular cabinet, refer to working drawings.

Tapware: Phoenix 'Ivy' sink mixer in chrome finish.

By-Pass: Direct connection to side of trough waste outlet.

ELECTRICAL

Internal Light Points: Recessed LED downlight in white non-metallic polyamide housing with diffuser. Cool White 3000k (10W).

External Light Points: Flood light wall mounted light fitting as per working drawings.

Power Points: Trader Puma, white surround, double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working drawings).

Switch Plates: With white surrounds.

Smoke Detector: Hardwired with battery backup.

Exhaust Fans: Above all showers and toilet not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points: (2 No) pre-wired TV points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) as per working drawings. Refer wiring back to hub where applicable.

Telephone Points: (2 No) pre-wired telephone points (one to main bedroom and one to kitchen) as per working drawings, including underground connection to supply pit.

Safety Switch: RCD safety switch and circuit breakers to meter box.

PLUMBING

(2 No) garden taps, one located to the front water meter and one adjacent the external Laundry door.

TILING

Wall Tiles and Bath Hob: Builders Category 1 ceramic wall tiles to area's as per standard working drawings.

Floor Tiles: Builders Category 1 ceramic floor tiles to laundry, ensuite, bathroom, WC, and powder room (if applicable to the design) as per standard working drawings.

Skirting Tiles: 100mm high, select from builder's range Category 1 floor or wall tiles to laundry, bathroom, WC and powder room (if applicable to the design) as per standard working drawing.

FLOOR COVERINGS

Carpet: Selected from builder's standard category 1 range to Bedrooms and second living area, rear hallway and staircase (house specific – refer working drawings).

Timber Laminate: 'Rustic' range timber look laminate flooring to entry, kitchen, meals and family. (house specific – refer working drawings).

STORAGE

Shelving: Robes - One white melamine shelf and hanging rail.
Walk in Robe - One white melamine shelf and hanging rail.
Pantry/Linen - Four white melamine shelves.
Broom - One white melamine shelf.

Robe Doors: 2040mm high double flush panel hinged doors.

Walk-In-Robe: Hampered openings.

STAIRS (DOUBLE STOREY HOMES)

Pine handrail, painted gloss finish, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).

GARAGE

Garage Door: 2100mm high x 4800mm wide colorbond sectional door in contemporary profile.

Remote Control: Remote control unit to front garage door with 2 handsets.

General: Tiled hip roof garage including plaster ceiling and concrete floor.

Garage Door Infill: Painted finish infill over front garage door.

NOTE 1: Front garage door widths shown above are nominal widths only, refer working drawings for actual sizes.

Ceiling Height: For ceiling height refer 'Internal Features – Ceiling Height'.

External Walls: Integrated Garages - Brick veneer, single and double storey homes (house specific – refer working drawings).

Pedestrian Door (Home Specific): Door Frame - Aluminium frame and sill with sealer undercoat and low sheen acrylic top coats paint finish.

Door - 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in.

Door Furniture: Schlage Regent Jupiter Lever entrance set.

Internal Access Door (Home Specific): Door Frame - Timber with sealer undercoat and low sheen acrylic top coats paint finish including full perimeter draft seals.

Door - 2040mm high flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home.

Door Furniture - Schlage Regent Jupiter Lever entrance set.

EXTERNAL PAVING

Colour on concrete driveway, 100mm thick reinforcement to meet front porch (up to 35m² for double garage and 22m² for single garage homes, colour as specified).

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Owner(s) Initials:/.....

Date:/...../.....