

# STANDARD INCLUSIONS

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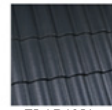
- EXTERNAL
- INTERNAL
- KITCHEN & APPLIANCES
- BATHROOM, ENSUITE & LAUNDRY
- ELECTRICAL
- SITE WORKS & STRUCTURAL



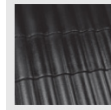
# EXTERNAL



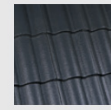
Entry Door



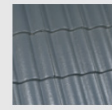
ELABANA



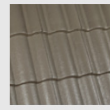
SAMBUCA



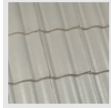
BARRAMUNDI



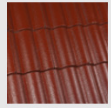
BABYLON



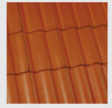
ANISEED



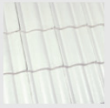
WILD RICE



CHILLI



SAFFRON\*



SALT SPRAY\*

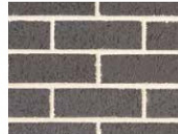
## Wilderness Design



Silver Birch EXP ●



Grey Gum EXP ●



Blue Gum EXP ●



Blackberry EXP ●



Blackbutt EXP ●



Rosewood EXP ●



## ALUMINIUM DOORS & WINDOWS COLOUR



pearl white, gloss WH



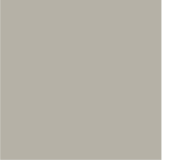
ultra black, matt UB



monument, matt MNT



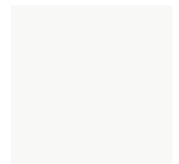
woodland grey, matt WL



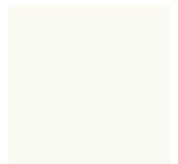
dune, satin DU



anodic natural matt, matt AN



surf mist, matt CSMI



anodic off white, matt AO



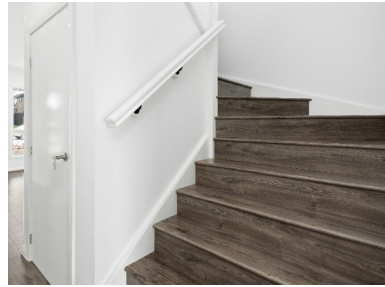
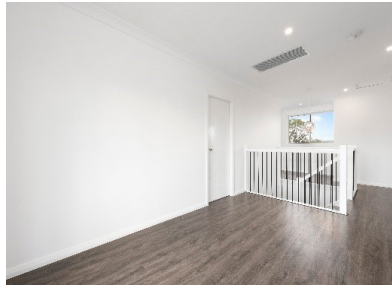
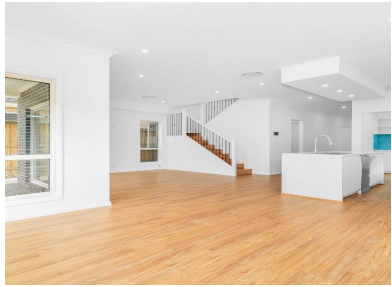
primrose, gloss PR



stone beige, matt BE

1. Brick veneer throughout the ground floor external walls.
2. Lightweight cladding to the first-floor external walls.
3. Cement render finish to the façade pillars / 20 m<sup>2</sup>.
4. Colourbond fascia and gutter.
5. Panel lift garage door with 2 x automatic garage remotes
6. 90mm round PVC downpipes connected to either storm water line or rainwater tank
7. Roof sarking under battens
8. Concrete roof tiles from standard range
9. Stain or painted 920mm wide timber entry door with tri lock entrance set
10. Residential range aluminium sliding windows as per the plans
11. Residential range aluminium sliding doors at 2040mm high x 1800mm wide to alfresco only.
12. Obscure glazing to bathrooms, ensuite & powder rooms
13. Concrete Driveway dwelling boundary as per final working drawings
14. Concrete finish to the porch & alfresco.

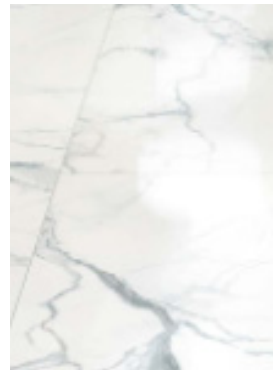
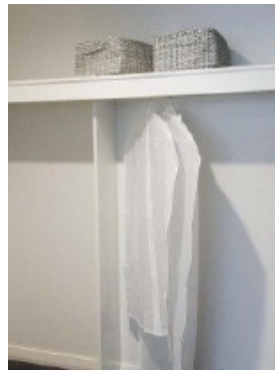
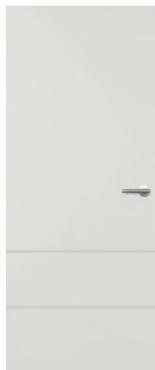
# INTERNAL



1. 2040mm high internal HC doors
2. Lever set handles to all bedrooms and bathrooms internal doors
3. 67mm pre-primed half splay MDF skirtings and architrave's
4. 90mm cove cornice finish to entire ground and first Floor internal areas.



5. R2.0 glass wool wall insulation batts to external walls excluding garage walls.
6. R3.0 glass wool ceiling insulation batts to internal areas roof ceiling.
7. MDF staircase (For double story house) with timber handrail & wrought iron look metal balusters
8. Tile floor finishes to the wet area
9. Quality laminated flooring to the common area including bedrooms other than wet areas

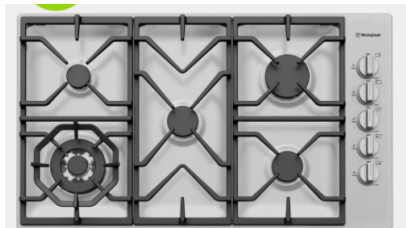


10. Built in robes including laminate shelves and hanging rod with 2040mm high-mirrored sliding doors
11. Walk in robes including laminate shelves and hanging rod with square set opening
12. 4 x melamine shelves to linen cupboard including hollow core doors
13. Provide 3 coats paint (Including under coat) to internal walls.

# KITCHEN & APPLIANCES



- 1 Polyurethane finish kitchen floor & overhead cupboards length without exceeding 9 m.
- 2 20mm edge stone to kitchen benchtop as per plan.
- 3 Kitchen island benchtop with 20mm thick stone as per the plan.
- 4 1 x top cutlery drawers
- 5 Westinghouse or equivalent 900mm stainless steel cooktop
- 6 Westinghouse or equivalent 600mm oven
- 7 Westinghouse or equivalent 900mm rangehood
- 8 1 x Double bowl top mount sink with sink mixer
- 9 Window / tile splash back to kitchen as per plans provided
- 10 Soft close function to all the kitchen drawers and cupboards.
- 11 Window to the kitchen external walls per plan.
- 12 4 x melamine shelving with standard cavity door to WIP as per floor plan





# BATHROOM, ENSUITE & LAUNDRY



- 1 Semi frameless shower screen to bathrooms and ensuite
- 2 Standard toilet to bathrooms and ensuite as per the plan.
- 3 Laminate vanity to bathrooms and ensuite.
- 4 High polished edge mirror to match vanity width to each bathroom and ensuite
- 5 Chrome finish accessories –single towel rail, toilet paper holder to each bathroom and ensuite



- 6 Freestanding bathtub up to 1700mm long to main bathroom only
- 7 Shower head and mixer to each shower
- 8 Vanity mixer tap to each vanity
- 9 Exhaust fan to non-ventilated wet areas.
- 10 Shower mixer set to main bathrooms and ensuite only.



- 11 Stainless steel floor wastes to bathrooms, ensuite and laundry
- 12 Floor tiles to bathrooms, ensuite, WC and laundry.
- 13 Skirting tiles to the wet areas with 2.1 m wall height tiling in the shower areas only
- 14 45L laundry tub and laundry sink mixer

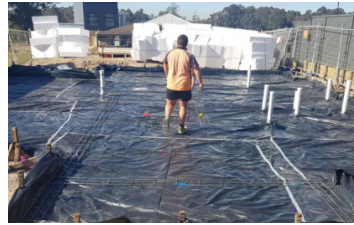
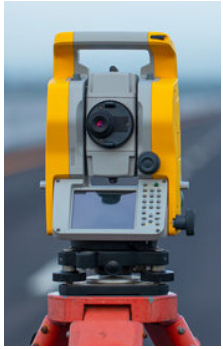
# ELECTRICAL



- 1 20 x DGPOs throughout the house
- 2 GPOs to all the appliances.
- 3 1 x Weatherproof GPO to alfresco.
- 4 1 x Electrical switch board to external wall.
- 5 30 x Downlights
- 6 2 x TV, 2 x Data & 1 x Phone points.
- 7 Smoke detectors as per AS.
- 8 2 x External light points only to client's nominated locations
- 9 NBN conduit from the boundary to the house.
- 10 2 x Zone ducted air conditioner
- 11 Standard outlets as per the plans
- 12 1 x Outdoor unit located as per the plans
- 13 1 x Wall mounted gas instantaneous hot water



# SITE WORKS & STRUCTURAL



- 1 Survey, Architectural, BASIX, Engineering, Geotechnical testing, and Storm water drawings
- 2 Private Certifier Fees for CDC approval
- 3 Termite treatment to BCA Standards to external perimeter of ground floor slab
- 4 6 years structural warranty & 90 days defect liability period
- 5 Homeowners Warranty (HOW) Insurance
- 6 Provide equal cut & Fill (Up to 500mm).
- 7 Pour/lay M class ground floor slab
- 8 Pour/lay concrete piers (50 LM included in builder's cost)
- 9 Provide gas feed, including gas bayonet to kitchen and alfresco
- 10 1 x External water tap to the rear of the house
- 11 Up to 3000L slimline rainwater tank to comply with standard BASIX requirements
- 12 Treated timber / steel frame and trusses designed to suit an N2 wind classification
- 13 Timber / steel stud partition walls to 1st and 2nd floor
- 14 Pitched roof
- 15 Ground floor ceiling height to be 2700mm.
- 16 First floor ceiling height to be 2450mm





**CALIBER BUILDERS**

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