

STANDARD INCLUSIONS

PRELIMINARIES AND ON-SITE

- ✓ Obligation free site-inspection.
- ✓ Council application prepared on your behalf (lodgement and payment of fees by the client).
- ✓ Home owners warranty insurance paid against building defects;
 - Six year structural warranty
 - Two year minor defects warranty
- ✓ Delivery of your home to site (Transport included up to 200km).
- ✓ Installation of the home on-site (see list of exclusions with install).
- ✓ Site fall allowance of up to 100mm. Falls greater are at extra cost.

FOUNDATIONS

- ✓ Sole Plates or Concrete Piers to 600mm deep, engineer designed pre-cast blocks (typically suits A, S, M, and H1 site classifications).

BEARERS AND JOISTS

- ✓ Treated Pine Timber bearers and joists.

FLOORING

- ✓ General purpose particle board sheet flooring (Termite treated).

WALL FRAMES

- ✓ Treated Pine – 90x35mm MGP studs @ 450mm centres.

ROOF FRAMES

- ✓ Engineer designed roof trusses.

WINDOWS

- ✓ Aluminium frame windows, including fly screens as shown on plans.
- ✓ Standard colours – White, Black, Primrose and Stone Beige.

ENTRANCE AND SECURITY DOORS

- ✓ Grille type security doors to front entry and laundry doors.
- ✓ Weather seals to front and back doors.
- ✓ XC10 entrance door (upgrades available on request).

INSULATION

- ✓ Ceiling – Sisalation and R3.5 Insulation Batts.
- ✓ Walls – Sisalation and R2.0 Insulation Batts.
- ✓ Floor – Silverfloor Insulation R3.6 (Winter) R1.5 (Summer) (all subfloors are enclosed which enhances insulation throughout).

INTERNAL LININGS AND TRIMS

- ✓ 67mm colonial or half splay skirtings and architraves finished in clear stain or painted to your choice of colour (half splay not available as stained finish).
- ✓ Gloss painted Hume flush panel, Oakfield or Caprice internal doors.
- ✓ Linen cupboard and built in robes as shown on plan. Built in wardrobes with two shelves and hanging rail where shown on plan.
- ✓ Interior Walls – 10mm plasterboard flush jointed with 55mm cornice, villa board to wet areas.

PAINTING

- ✓ House fully painted in two-coat paint to your colour selection.
- ✓ Choice of external and internal colours.

KITCHEN

- ✓ Extensive laminated cupboards, 600mm wide bench, 600mm overhead cupboards to ceiling height.
- ✓ Ceramic tile splashback (600mm high) between bench and overheads.
- ✓ 1 ¾ bowl stainless steel sink with flick mixer.
- ✓ 600mm IAG Under-bench or Wall-oven (Gas option available at extra cost).
- ✓ 600mm IAG Gas or Electric cooktop.
- ✓ 600mm IAG Rangehood, front recirculating (Ducted options available on request).
- ✓ 600mm island bench (standard).

ROOFING

- ✓ Choice of all standard Colorbond colours for custom orb, fascia and gutters (sarking included, variations to roof style on request).

LAUNDRY

- ✓ Either laminated cabinetry with 45L drop-in tub and washing machine taps standard or stand-alone 45L tub (refer to individual plans).
- ✓ Ceramic floor tiles, skirting and splashback.

CLADDINGS

- ✓ Woodgrain or Smooth Primaplanck cladding (upgrade options available on request).
- ✓ Fibre-cement 'Stucco' linings around subfloor perimeter of home.

BATHROOM

- ✓ Acrylic bath in hob, where shown on plan. Laminated vanity unit with cupboard and drawers, framed mirror, framed shower screens (pivot or sliding available), towel rail, soap holder, ceramic tiles.
- ✓ Toilets – dual flush suite, 1 x toilet roll holder, one row single skirting tile and ceramic floor tiles.
- ✓ All tiling to 1800mm high. 55mm cornice.

ELECTRICAL

- ✓ Standard bayonet light fixtures throughout.
- ✓ Smoke detectors fitted throughout (as per BCA required).
- ✓ Tastic (light, heat and exhaust) to bathrooms.
- ✓ Bayonet light and exhaust fan to toilets where separate.
- ✓ Clipsal C-Series switches/powerpoints standard.
- ✓ Electric hot water service supplied for external connection on-site (gas options available, does not include tempering valve, solar options available).

VERANDAHS AND DECKS

- ✓ Verandahs and decks fitted where shown in price list or as indicated on plan.
- ✓ Merbau hardwood decking, Ekodeck available on request (at additional cost).
- ✓ Balustrades can be added at extra cost.
- ✓ 1m x 1m landing and steps to suit at each entry/exit point to the home.

DID YOU KNOW?

WE CAN CUSTOM DESIGN A PLAN TO SUIT YOUR FAMILY'S NEEDS. CALL US TO SIT DOWN WITH OUR IN-HOUSE DESIGN SPECIALIST TODAY!

PREMIUM UPGRADES, PLUS A WIDE RANGE OF CLADDINGS ARE AVAILABLE ON ALL OUR HOMES

PREMIUM INCLUSIONS

GET YOUR NEW HOME STARTED TODAY WITH ONLY A 5% DEPOSIT

OWNERS ARE RESPONSIBLE FOR:

Carpets/Floor coverings to all dry areas (wet areas are tiled/included in your price).

Decorative light fittings.

Blinds/window coverings.

Each individual site is required to have a soil test carried out prior to delivery of the home on-site. Some soil tests may come back with a higher result – which can require deeper footings which fall outside of our included costs.

A soil test will need to be carried out by a qualified Geotechnical Engineer (we can recommend consultants where needed). Note that if you require septic to be installed on-site – this same consultant will need to design your septic system and test the area where trenches will be located.

Council lodgement and fees are paid directly to the authority by the owner. Any bonds, which are required by your council, are at your cost and in turn, refundable to you.

On-site connection of plumbing. House is plumbed to subfloor (bearer level) ready for your site plumber.

On-site connection of electrical services or solar panels (note that we will need to know if you're putting solar panels on the roof prior to construction, as to reinforce the structure appropriately). House fully wired to meter box (for connection to mains).

Termite treatment (to subfloor soil).

Basix certificates are not required for manufactured homes, under NSW legislation, however we are more than happy to provide these on request. Please note that the requirements vary heavily from site to site (and depending on the orientation on the block) and as such, BASIX may affect items like windows (increasing to double glazed etc.), insulation, and plumbing fixtures.

Austwide Homes reserves the right to changes brands/manufacturers without written or verbal notification.

BATHROOM

- ✓ Hybrid semi-frameless shower screens.
- ✓ Frameless polished edge mirrors above vanities.
- ✓ Back-to-wall toilet suites.
- ✓ Floor to ceiling tiling through bathroom to 2400mm high. 55mm Cove cornice around.
- ✓ Dorf tapware (wall mounted).
- ✓ Dorf shower head and rail combo.
- ✓ Fienza Keeto above counter basins. (No tap hole).
- ✓ Neko Lux towel rails, soap dish holders, toilet roll holders.
- ✓ 620 x 320 x 90mm tiled shower recess (1 per shower).

BEDROOM

- ✓ 1200w drawer units to walk in robes (qty varies with plan).
- ✓ Wall recess over bedhead.
- ✓ Bulkhead over master bed wall, with downlights fitted (included in light package).

CLADDING

- ✓ Choice of standard cladding or Weathertex Natural, Selflok, Primelok, Classic and Weathergroove products (Colorbond, Primaplank and Endeavour also available upon request).
- ✓ Please note: Weathertex products suit up to and including BAL 19 construction. Selflok Millwood Smooth is the same as 'Endeavor'.
- ✓ Endeavor cladding may be used in the case a higher BAL rating is required.

ELECTRICAL

- ✓ LED Downlights through home, number of downlights varies per home – bayonets may be used alternatively where required.
- ✓ Clipsal Iconic switches/powerpoints with bluetooth control for lighting in living areas (if required).
- ✓ Backlights to walk-in robe switches, hallway switches and entry way switches.
- ✓ 2 x USB switches at your preferred location in the home.
- ✓ 2 x External light fittings (supply only, to the value of \$60 each)

ENTRANCE AND SECURITY

- ✓ Grille type security door to laundry door.
- ✓ Aluminium security mesh to front door.
- ✓ Choice of Hume XC10, XN1, XN5 and XN7 (Newington Series), or XT5, XT6, XT7, XT8 (Trend Series). All entrance doors are 820mm(w).
- ✓ Study nook and shelving to entry (availability varies with plan).

INTERNAL LININGS AND TRIMS

- ✓ Upgrade to 75mm or 90mm cornice options including Standard Cove, Sydney Cove, Alto, Trio, Aria or Symphony profiles to living areas, kitchen, hallway and powder rooms. Standard 55mm to wet areas, pantries, robes, and bedrooms.

PAINTING

- ✓ Feature wall included to master bedroom or lounge room (as requested).

KITCHEN

- ✓ 1 ¾ bowl stainless steel sink upgrade to modern square form tubs and drainboard.
- ✓ Upgrade to all Westinghouse appliances throughout kitchen (rangehood to be ducted on-site).
- ✓ 900mm island bench.
- ✓ 1 x Waterfall end (varies depending on the plan, may not be available in some designs).
- ✓ Dorf tapware.
- ✓ Butler's pantry cabinets to short side (varies per plan).
- ✓ Soft-close drawers throughout kitchen (doors only where needed).
- ✓ Built-in bin drawer system.
- ✓ Pendant lights to the value of \$100 each (2/3 depending on plan, supply only).

LAUNDRY

- ✓ Splashback to 600mm high.