

Signature Inclusions List

SINGLE STORY

GENERAL

- Complete construction and engineering plans.
- 6 Year structural warranty.
- Builder's 6-month defect liability period.
- All Certification fees, council & building approvals.
Town planning fees not included if applicable.
- Builders All Risk Insurance.
- Building agreement including finishes & fixtures as per specifications.
- Certified final inspections.
- Final external & internal clean.
- Constructions to N2 (W33) wind rating requirements.
- Engineers soil test & slab design.

SITE WORKS

- Site survey and set out by a qualified surveyor.
- S class site. No piers included. No Rock Included.
- Engineered slab as per engineer's requirements to S Class.
- Cut & fill up to 500mm site fall over house lot to provide a level building platform. Excess fill/soil to remain onsite.

TERMITE TREATMENT

- Trithor protection system to perimeter.
- Trithor protection system to penetrations.

CONNECTIONS

- Single phase underground power connection.
- Plumbing & drainage connections.
- LPG Gas connection. (final connection & gas bottles to be arranged by client)

PLUMBING

- 2 External taps.
- Sewer connections to 70Lm
- Stormwater connections to 75Lm.
- Water run in set back 6Lm.

EXTERNAL FINISHES

- Single Height face brick from builders range as standard.
- Painted PVC downpipes.
- Flyscreens to sliding windows and sliding doors only.
- Clothesline Wall Mounted - Single Fold.

ROOF

- Colorbond Roof Only.
- Colorbond fascia & gutter from builders range.
- 450mm eaves if applicable to design.
- 20 Degree Roof Pitch.

ALFRESCO

- Under main roof alfresco with concrete floor - plan specific.

INTERNAL

- Enclosed garage - plan specific
- Walk in robe to master - plan specific
- Single shelf with hanging rail to all wardrobes.
- 4 shelves to linen cupboard - plan specific.
- Bradnams Vinyl Sliding Wardrobe Doors – Builders Range.
- 3 coat paint system to walls.
- 2 coat paint system to ceilings, doors & moldings.
- 90mm cove cornice.
- 42mm pine window architraves.
- 68mm pine skirting.

FLOOR COVERINGS

- Tiling to all wet areas – Builders Range
- Floor Coverings - Tiling up to 60m² 400x400 Ceramic (Builders Range) Carpet Up to 60m² (Builders Range).

CEILING HEIGHT

- 2460mm ceiling height to the underside of the truss.

INSULATION

- Sisalation wrap to external walls.
- R2.5 ceiling insulation batts to ceiling area.

WINDOWS & DOORS

- Corinthian PMAD101/PMAD104/PMAD111 Entrance door with painted finish.
- Dead lock to external hinged doors.
- 1 Powder coated 1218 aluminium sliding window per room & 1 powder coated 2124 aluminium sliding single panel door from builders range.

DOOR FURNITURE

- Gainsborough Amelia internal Sets.
- Gainsborough External Entrance Set with deadbolt (Builders range).

KITCHEN

- 20mm Roman Stone Bench Tops.
- 4.5 Lineal Meters of Laminex cupboard doors with melamine shelves.
- Bank of 4 drawers.
- Modern door handles to all cabinetry.
- Tiled splashback to Kitchen.
- 1100 1 3/4 bowl sink with drainer.
- Flick mixer tap ware.
- Pantry built by carpenter.
- 2.4 Lineal Meters of overhead Cupboards only.

APPLIANCES

- Omega 90cm Freestanding Gas Cooktop and Electric Oven 'Builders Range'
- Omega 60cm Electric Ceramic Cooktop 'Builders Range'.
- Omega 60cm Stainless Steel under bench oven 'Builder Range'.

Appliances 'Continued'

- Omega 60cm Stainless Steel Slide Out Rangehood 'Builders Range'.
- Omega Stainless Steel Dishwasher'Builders Range'.

BATHROOM & ENSUITE

- Floor Tiles from builders range.
- Privacy lock to Ensuite, Bathroom & WC.
- Chrome floor wastes.
- Wall tiles up to 2460mm high in Bathrooms & Ensuite.
- Nude essential clear glass shower screen.
- Framed mirror 900mm high x vanity width to bathroom and ensuite.
- Splashback tiling to vanity.
- Polymarble top with integrated basin & 2 pac cabinet.
- Exhaust fans if required for ventilation.
- Michelle chrome double towel rail
- Michelle chrome toilet roll holder.
- Vitreous china dual flush toilet suite.
- Bambino Bath tub 1510.
- Flick Mixer Tap Ware.

LAUNDRY

- Project stainless steel laundry tub unit.
- Washing machine taps.
- Splashback Tiling to Laundry tub unit. (Builders Range).

ELECTRICAL

- Meter box with circuit breaker
- Underground Power run in 10Lm.
- 1 double power point to all rooms (Excluding WC).
- 3 external bunker lights.
- TV Antenna.
- 2 TV Point.
- 2 Telephone Point.
- 2 Split system Air Conditioners 1.5hp & 2.5hp Builders Range.
- 2 Energy efficient Downlights to each bedroom and living room.
- White Ceiling fans in Bedrooms. (Builders Range).

GARAGE

- Panel lift Garage Door with 2 remotes – Builders Range.

Signature Inclusions Package Price:
\$35,000

*This form is to be read in conjunction with the base home specifications list.

*Bella Qld Properties Pty Ltd Inclusions List as of March 2017.