

# INCLUSIONS

## HIGH QUALITY INCLUSIONS ARE STANDARD WITH INSPIRED LIVING

### GENERAL INCLUSIONS

<b>Site Assessment</b>	<p>Undertaking of soil test, site classification and wind rating classification of allotment by geotechnical engineer.</p> <p>Undertaking of contour survey to establish existing topography and site conditions by land surveyor.</p>
<b>Working Drawings</b>	<p>Preparation of full working drawings for the new dwelling.</p>
<b>Engineering</b>	<p>Provision of footing, slab and structural designs for the new dwelling by a structural engineer.</p>
<b>Energy Rating</b>	<p>Provision of a minimum 6 Star Energy rating for the new dwelling.</p>
<b>Structural Warranty</b>	<p>Provision of the QBCC 6.5 year structural warranty insurance for the new dwelling.</p>
<b>Insurance</b>	<p>Provision of construction and public liability insurance throughout the construction of the new dwelling.</p> <p>Note: Upon Practical Completion of the new dwelling the responsibility for insuring the dwelling transfers to the Owner/s.</p>
<b>Building Certification</b>	<p>Provision of building and plumbing approvals for the construction of the new dwelling including the payment of the associated fees to the relevant local authority as required for these approvals only.</p>
<b>Covenant Approval</b>	<p>Application for covenant approval to the land developer (where applicable).</p> <p>Note: In some instances, slight variations to the siting and design of the new dwelling may be necessary to obtain covenant approval.</p>
<b>Services</b>	<p>Connection of sewerage, storm water, power and water to the new dwelling in accordance with the local authority requirements.</p> <p>Provision for bottled gas connection or natural gas connection (where applicable).</p> <p>Note: The fees for the connection of power, gas and telephone services to the property are to be paid by the Owner/Occupier when requesting these service connections.</p>
<b>Colour Selections</b>	<p>Internal and external colour selection as per Inspired Living Colour Selection document unless stated otherwise in these inclusions.</p>

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Maintenance	The Builder is to provide a 6 month maintenance period following Practical Completion of the new dwelling.
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## STRUCTURAL INCLUSIONS

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Site Works	Excavation and site works required to prepare the site for construction of the new dwelling. Earthwork batters and/or retaining walls if and where required to create the building platform for the new dwelling.
Floor Structure	Engineer designed concrete slab floor or engineer designed timber sub-floor system or a combination of both as shown on the approved drawings.
Termite Management	Termite prevention protection installed in accordance with AS3660.1 – 2000.
Timber Framing	Seasoned timber wall frames and engineer designed timber roof trusses.
Roofing	The ceiling height is to be 2440mm for the entire dwelling unless indicated otherwise on the approved drawings. COLORBOND® steel fascia and guttering with 90mm painted PVC downpipes. COLORBOND® steel corrugated roofing.
External Wall Finishes	Brick veneer and/or rendered and painted brick veneer/blockwork and/or nominated cladding to the external walls of the dwelling, or a combination of same as shown on the approved drawings. Note: All face brickwork is to be installed with off white mortar.
Windows	Powder coated aluminium windows, external door frames and sliding doors. All windows and external sliding doors are to be clear glazed with the exception of the bathroom, en-suite and W.C. (where applicable) which are to be obscure glazed.
Locks	All opening windows are to be fitted with keyed locks and external doors are to be fitted with deadlocks.
Garage Door	Remote controlled COLORBOND® steel sectional overhead garage door (with 2 handsets).
Insulation	R3.0 (minimum) insulation to the ceiling of all habitable rooms and reflective foil sarking to the external walls of the new dwelling. Note: Additional insulation may be required to the dwelling to ensure compliance with energy efficiency requirements for the region in which the dwelling is being constructed.

## EXTERNAL FEATURES

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External Concrete	Provide 100mm reinforced exposed aggregate concrete paving to the driveway, crossover, front porch, paths, clothes line pad and alfresco.
Fencing	Provide 1800mm high timber fencing to the side and rear boundaries of the allotment and returns to house with a single entry gate to each return.
Gardens and Turf	Provide a minimum of 20m <sup>2</sup> of feature garden beds to the front yard of the new dwelling complete with garden edging, mulch and mature plants. Provide "A" grade turf to the front, side and rear yards of the dwelling.

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<b>External Fixtures</b>	<p>Provide a wall or post mounted fold down clothes line.</p> <p>Provide a letterbox complete with street number.</p> <p>Provide 2 external garden taps (one to the front yard and one to the rear yard).</p>
<b>Hot Water System</b>	<p>Provide a mains pressure electric storage hot water service.</p>
<b>Window Screens</b>	<p>Provide security screens to all external doors excluding the front entry door and garage (where applicable) and flywire screens to all opening window sashes.</p>
<b>External Paint</b>	<p>Provide exterior painting to the entire dwelling comprising 2 coats of exterior low sheen acrylic paint to the soffits, porch and alfresco ceilings, external cladding (if applicable), render and exterior woodwork.</p>

## INTERNAL FEATURES

<b>Wall and Ceiling Linings</b>	<p>The internal walls and ceilings are to be lined with 10mm plasterboard (including the garage) with the exception of the wet area walls which are to be lined with 6mm Villaboard®.</p> <p>The cornice is to be 90mm cove style cornice throughout the new dwelling.</p>
<b>Internal Doors</b>	<p>The internal doors are to be paint finished HAG 09 style routed flush panel hollow core doors.</p> <p>Note: All internal doors are to be fitted with door stops.</p> <p>The internal door furniture is to be chrome lever style passage sets with privacy adapters to be fitted to the bathroom, en-suite and W.C. doors (where applicable).</p>
<b>Internal Trims</b>	<p>Skirting is to be 68mm x 12mm and Architraves are to be 42mm x 12mm in a splayed profile throughout the entire new dwelling.</p>
<b>Robes and Linen</b>	<p>The built-in-robos are to have 1 x mirror and 1 x vinyl sliding door to each robe and a single melamine shelf with hanging rail underneath for their entire length.</p> <p>The linen press (where applicable) is to have a hinged HAG 09 style routed flush panel hollow core door and/or vinyl sliding doors as shown on the approved drawings and 4 melamine shelves for the entire length of the linen press.</p>
<b>Floor Coverings</b>	<p>Carpet is to be provided to the Bedrooms, WIR, Living Room, Staircase and Office/Study (if applicable) where shown on the approved drawings.</p> <p>Ceramic tiling is to be provided to the floors of the Entry, Hallway, Kitchen, Family Room, Meals Area and Rear Hallway (if applicable).</p>
<b>Stairs</b>	<p>Internal staircases (where applicable) are to have their stringers, treads and risers constructed using paint grade MDF and their balustrades and handrail constructed using paint grade timber. The profile of the handrail and balusters are at the discretion of Inspired Living by Goldengrove Homes and the stringers, handrail and balustrade are to have a semi-gloss paint finish.</p>
<b>Window Coverings</b>	<p>Deluxe roller blinds are to be provided to all windows and external sliding glass doors except for the wet area and garage windows and doors. The wet area windows are to have slimline venetian blinds provided (where applicable).</p>

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Internal Paint	3-Coat internal painting system with flat acrylic paint to the ceilings and cornice. Low sheen washable acrylic paint to the internal walls and semi-gloss enamel paint to the internal woodwork and flush panel doors.
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## KITCHEN FEATURES

Cabinetry	The kitchen cabinets are to be constructed with fully laminated base cupboards and overhead cupboards.
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Benchtop	18mm engineered stone benchtops.
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Sink	The kitchen is to have a stainless steel sink with chrome flick mixer.
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Appliances	<p>Stainless steel appliances:</p> <ul style="list-style-type: none"> <li>• 600mm electric under bench oven</li> <li>• 600mm ceramic electric cook top</li> <li>• 600mm slide-out rangehood</li> <li>• Stainless Steel Dishwasher</li> </ul>
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Splashback	Ceramic tiling to the splashback behind the kitchen benches as shown on the approved drawings.
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## BATHROOM, ENSUITE, W.C. AND LAUNDRY FEATURES

Vanities and Mirrors	<p>The vanity cabinets are to be constructed with fully laminated base cupboards.</p> <p>The vanity cabinets are to have a white vitreous china drop in vanity basin and chrome mixer tap.</p> <p>A polished edge mirror is to be provided above each vanity unit for the full width of the vanity unit and 1000mm high .</p>
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Benchtop	18mm engineered stone benchtops.
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Bathtub	The bath is to be a 1500mm white acrylic bath mounted in a ceramic tiled podium with a wall mounted chrome bath mixer and bath spout.
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Shower	The shower recess is to consist of a fully tiled shower base, polished silver powder coated aluminium and clear glass shower screen with a pivot door, chrome shower mixer and adjustable shower rose and rail.
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Fixtures and Fittings	<p>The toilet suites are to be white dual flush close coupled vitreous china toilet suites with soft close seats.</p> <p>The laundry area is to have a 45 litre trough and cabinet with a chrome mixer tap to the trough and chrome washing machine stops mounted inside the trough cabinet.</p> <p>Chrome toilet roll holder to each toilet suite and a chrome towel rail to the bathroom and ensuite.</p>
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Wall and Floor Tiling	<p>Ceramic wall tiling to the bathroom and ensuite to 2000mm high in the shower recess, 500mm high above the bath podium, 135mm high to vanity unit splashbacks and 100mm high skirting tiles to the walls.</p> <p>Ceramic wall tiling to the laundry and W.C. to 400mm high to the laundry trough splashback and 100mm high skirting tiles to the walls.</p> <p>Ceramic floor tiling to the bathroom, ensuite, W.C.</p>
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## ELECTRICAL FEATURES

Inspired Living by Goldengrove Homes is to provide the following electrical works to the new home where shown on the approved drawings:

<b>Mains</b>	Electrical meter box and switchboard complete with safety switch.
<b>Lighting</b>	240V LED downlights to all ceilings throughout the interior of the dwelling (excluding the garage). 240V LED downlights outside all external doors, front porch and alfresco areas. 1200mm long rectangular fluorescent light to the garage.
<b>Fans</b>	1200mm diameter white ceiling fan to each Bedroom, Living Room and Family Room (where applicable). 200mm diameter exhaust fans to the bathroom and ensuite.
<b>TV and Phone Points</b>	TV antenna connected to 3 x standard TV points. 2 x telephone points. Provision for future connection of NBN cabling to the dwelling including a separate Data Point. Note: Owner to arrange and pay for connection to the NBN and telephone network after handover of the new dwelling has been effected.
<b>Power Points</b>	Double power points to the following rooms (where applicable):- Living Room x 2 Bedroom 1 x 2 Kitchen x 2 Note: 1 to have a USB charger Family Room x 2 Meals Area x 1 Bedrooms 2, 3 and 4 x 1 each Bathroom, Ensuite and Laundry x 1 each Alfresco x 1 Garage x 1 Single power points for the garage door remote control, rangehood, dishwasher, refrigerator and microwave (where applicable).
<b>Split System Air-conditioning</b>	6.5Kw reverse cycle split-system air-conditioner to the main living area.
<b>Smoke Alarms</b>	Mains powered smoke alarms with battery back-up installed to Building Code and Australian Standards where shown on the approved drawings.

# ENHANCEMENTS

## BE INSPIRED WITH OUR SELECT RANGE OF LUXURY ENHANCEMENTS

available at an additional cost

### ADDITIONAL EXTERNAL INCLUSIONS

- Provide barrier screens to all opening windows.
- Provide barrier screen door to garage external hinged or sliding door.
- Provide barrier screen door to front entry.
- Upgrade to Timbalook COLORBOND® garage door.
- Provide double gates for side access to rear of dwelling.
- Supply and install 3000L slimline water tank.
- Supply and install 5000L round water tank.

### ADDITIONAL INTERNAL INCLUSIONS

- Provide cavity sliding internal door in lieu of hinged internal door.
- Upgrade to 2740mm ceiling height to entire home.
- Upgrade to pot drawers to kitchen base cabinets.
- Upgrade to undermount sink in kitchen.
- Provide water point to fridge recess.

### APPLIANCE UPGRADES

- Upgrade to a 600mm or 900mm gas cooktop.
- Upgrade to a 900mm stainless steel canopy rangehood.
- Upgrade to a 900mm free standing electric cooker.
- Upgrade to a 900mm free dual fuel gas/electric cooker.
- Supply and install 250L solar hot water system with electric back-up.
- Supply and install instantaneous gas hot water system.

### ADDITIONAL ELECTRICAL INCLUSIONS

- Supply and install additional internal or external double power point.
- Supply and install additional internal or external ceiling fan.
- Supply and install additional TV or telephone point.
- Supply and install external up/down pillar light.
- Supply and install internal security system to new home.
- Supply and install additional 2.5kw reverse cycle split-system air-conditioner.
- Upgrade to ducted reverse cycle air-conditioning in lieu of 6.5kw split-system.
- Supply and install solar power system – 1.5kw or 3.0kw.