

STANDARD INCLUSION LIST

1. **PRELIMINARIES:**

- Plans, fees and building permits (excluding Planning permit).
- Soil Test & Site Levels
- 60 Days maintenance & service.
- *6-star report requirements & certificate
- House and site clean on completion.

2. **SITE COSTS/ CONNECTIONS:**

- Site cost & connection based on land size up to 500m², maximum 5.5m set back to house and 300mm fall over building area.
- Storm water and sewer connection within building allotment of 500m² block.
- *Recycled water. Connection to W.C. (Subject to land estate having recycled water)
- Excludes electricity and telephone consumer account opening fees.
- Excludes Bulk concrete, boreholes & additional spoil removal.
- Termite protection if required.
- Concrete pump
- Site scrape & removal spoil.
- Owner's responsibility to ensure site is clean of rubbish & shrubs/long grass, prior to any work commencement.
- Owner's responsibility to ensure Boundary Survey pegs are in position & visible prior to any work commencement.

3. **FOUNDATION:**

- Class M' concrete slab design with M' soil classification.
- *Excludes retaining walls, root barriers, bore piers, excavation of rock or any other foreign matter. If bulk concrete is needed extra cost

4. **FRAMING:**

- Wall & roof framing as per Australian Standard & Specification.

5. ***EXTERNAL FEATURES:**

- Builders range bricks with natural colour rolled mortar joints from Boral Bricks.
- Selection of concrete roof tiles from Boral Roofing Base Range.
- Colorbond fascia gutters & down pipes.
- Aluminium sliding doors & windows powder coated finish. (Single glazing)
- Flyscreens to all openable windows
- Brickwork over windows & external doors.
- Brickwork over garage opening
- Obscure glazing to ensuite, bathroom, and toilet windows.
- Coloured concrete driveway & front porch (up to 35sqm).
- Concrete to Alfresco area. (If applicable)
- Alfresco area under roof lining of house with plaster lining on ceiling and brick piers as posts. (If applicable)

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6. **INSULATION:**

- Sisalation to external walls of house. Ceiling and wall insulation to comply with 6-star energy requirements, up to R2.5 in ceiling and R2.5 walls (to residence only).
- Upgrades may be required depending on the orientation of dwelling, additional costs may apply.

7. **INTERNAL FEATURE:**

- 2550mm ceiling heights to Ground Floor.
- 90mm Scotia plaster cornice throughout.
- Plaster board to ceilings and walls throughout. Waterproof plaster to wet areas with membrane to shower and bathtub.
- 92mm MDF primed single bevel skirting.
- 67mm MDF single bevel primed architraves.
- Ceramic floor tiles as skirtings to wet areas.

8. **DOORS:**

- Entrance Doors: 820mm x 2040mm high. (Corinthian Madison range) Door glass can be frosted or clear.
- *Internal: 2040mm high flush panel.

9. ***DOOR FURNITURE:**

- Door weather seals to external entry doors.
- Chrome hinges, latches and striker plates throughout.
- Gainsborough Trilock (8901 ANG) mechanical lockset to front entry door.
- Gainsborough Lianna (100 LIA BC) Chrome levers door handles to internal doors throughout.
- Garage external/internal hinged doors Lianna (540 TER BC)

10. ***ROBES & LINEN:**

- 1 white melamine shelf with hanging rail robes.
- 4 white melamine shelf to pantry and linen cupboards
- 1 white melamine shelf to broom cupboard.

11. ***LAUNDRY:**

- Laminated laundry bench and top with 45lt stainless steel interested sink. (If applicable, depending on size of laundry)

12. ***WC:**

- Ceramic toilet suite with full & half flush control – White.

13. ***TAPWARE:**

- Chrome Goose Neck flick mixer tap ware to kitchen sink.
- Chrome flick mixer tap ware to bath, shower & basins.
- Chrome flick mixer tap ware to laundry.
- Adjustable Shower rail set.
- Chrome 2 piece, hot & cold washing machine stops.
- External garden taps x 2.

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14. **BATHROOM & ENSUITE:**

- White laminated vanity with 20mm Stone Tops with ceramic basin.
- White laminated double vanity with 20mm stone tops with ceramic basin in ensuite. (Subject to room size)
- Square Acrylic bath tub – white
- 900 x 900mm Tiled shower base to bathroom
- 1200 x 900mm Tiled shower base to ensuite (Subject to room size)
- Niche to showers (one side of each shower wall only)
- Waterproofing membrane to showers & bath area.
- Semi-framed shower screen with pivot door & clear safety glass.
- Vanity mirror – polished edge over vanity.
- Exhaust fans

15. ***KITCHEN:**

- 20mm Caesar stone pencil edge bench top as standard, laminated doors and 1 bank of drawer (top drawer with cutlery insert).
- Standard door handles from builders range.
- Overhead cupboards as per plan.
- Microwave oven space with power point. (Subject to size of cabinetry).
- Dishwasher space with power and water point.
- Stainless Steel sink Double bowl.
- Glass Splashback to kitchen wall. (Subject to design of kitchen, up to 1.8sqm area cover & Standard flat colour)

16. ***APPLIANCES:**

- Gas cook top: Technika Bellisimo. Stainless steel 900mm.
- Fan forced electric under bench oven: Technika Bellisimo. Stainless steel 900mm.
- Canopy: Technika Bellisimo. Stainless steel range hood 900mm.
- Technika Stainless steel dishwasher.

17. **PAINTWORK:**

- External paint to entrance door.
- Low sheen acrylic to external timberwork & other external doors.
- Flat acrylic to ceilings.
- Low sheen acrylic to internal walls.
- Gloss enamel to internal doors, woodwork.

18. ***HEATING:**

- Gas ducted heating unit in roof space. Max 8 points.
- Evaporative cooling. Max 6 points.

NOTE: Total number of outlets & unit sizes (can be upgraded).

19. ***HOT WATER SYSTEM:**

- Instantaneous HWS.

20. ***CERAMIC TILES:**

- Floor tiles to all wet areas, from Builders Range.
- Wall tiles to, bathroom, ensuite and laundry. Tile height as per detailed plan from builders range. (basic tiles height)
- Skirting tiles to bathroom, ensuite laundry & wet areas.

21. ***LAMINATED FLOORBOARDS:**

- Laminated floorboards to Entry, Kitchen, Meals and Family Area. (Parador classic 1050 range).

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22. *Carpets:

- Wall to wall to remainder of internal house.

23. *ELECTRICAL:

- Safety switch with circuit breaker to meter box.
- Hardwired smoke detectors with battery backup.
- Down light LED to open living areas.
- Lightbatten holders to remainder of house.
- Double and single power points as per detailed electrical plan.
- White plates to switches.
- 2 T.V points (NOTE: Antenna by clients after handover).
- 2 telephone points prewired.
- Weatherproof power points to HWS
- Single-phase underground power.
- Light point to porch/ light to rear of laundry
- Exhaust fan to ensuite and bathroom.
- Provision for FTTH wiring from nature strip pit to internal garage wall, by builder. Owner/s to organize connection for FTTH wiring. (If needed)

24. GARAGE:

- Plaster board ceiling.
- 90mm scotia plaster cornice.
- Colorbond sectional panel lift garage door to front of garage with 2 remote handsets and 1 wall mounted remote.
- Internal entry to house via garage.
- Weatherproof external solid door to rear of garage.

25. STRUCTURAL GUARANTEE

- *20 Years

*The Standard Inclusions That KRM HOMES Provides, Others Call Them Extras.
There Is No Hidden Cost When You Build With Us.*

***Disclaimer:** The builder reserves the right to change items if discontinued, unavailable etc. to similar or better quality and the clients will be notified of any change. The builder reserves the right to substitute the makes, model or type of any of the above products to maintain the quality and product. Changes may be subject to ResCode requirements, Energy rating report & BAL Assessment (Bushfire Attack Level) requirements. Builders Standard range & Colour range.

Energy Rating - Double glassed windows, overlooking windows issues, external wall issues, additional insulation needed or insulation above R2.5 rating needed, extra cost may apply.

Solar panel Hot water system (HWS) or Water tank & pump needed due to land estate not equipped with recycled water, extra cost may apply.

Basic Landscaping to Front yard only (if needed). Treated pine-paling fence up to 75Lm half share in cost (if included in the inclusions).

Pricing on does not include land, unless packaged as House & land deal. Prices are applicable to Melbourne metro area only. Price range is based on the Standard Inclusion list. Prices are set as of 1/03/2017. Sizes of dwellings may vary, depending on land size. KRM Homes reserves the right to make any changes. Prices are subject to change at any time.

Structural Guarantee is based on the Terms & Conditions attached to the Building Contract.