

ENTRY POINT- INCLUSIONS

PRELIMINARIES:

- Working Drawings & Engineering Plans.
- Soil Test & Site Levels.
- 60 Days maintenance & service.
- *6-Star Energy report requirements & certificate.
- House & Site clean on completion.

SITE COSTS/ CONNECTIONS:

- Site cost & connection based on land size up to 450m², maximum 5.5m set back to house & 300mm fall over building area.
- Storm water & sewer connection within building allotment of 450m² Block.
- *Recycled water. Connection to W.C. (Subject to land estate having recycled water)
- Excludes electricity, gas & telephone consumer account opening fees.
- Termite protection. (If required by local Council)
- Site Cuts as required.
- 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.

FOUNDATION:

- Class M' concrete slab design with M' soil classification.

*Excludes – Fill, retaining walls, root barriers, bore piers, excavation of rock or any other foreign matter, additional spoil removal. If bulk concrete is needed extra cost might apply.

FRAMING:

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

*EXTERNAL FEATURES:

- KRM standard range bricks with natural colour rolled mortar joints. (Category 1 selection)
- Selection of concrete roof tiles from KRM Standard range.
- Roof Pitch 22.5 Deg.
- Colorbond Fascia, Gutters & Downpipes.
- Aluminium sliding doors & windows powder coated finish. (Single glazing)
- Obscure glazing to Ensuite, Bathroom & W.C.
- Brickwork over Front Façade windows only. Painted cement sheet to remainder of windows & doors.
- Alfresco area under roof lining of house with plaster lining on ceiling & brick piers as posts. (If applicable to your home design)
- Corinthian Entry Door. (Category 1 Range)

INSULATION:

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

INTERNAL FEATURES:

- 2440mm ceiling heights to Ground Floor.
- 2440mm ceiling heights to First Floor. (If applicable to your home design).
- 75mm Scotia plaster cornice throughout.
- Plaster board to ceilings & walls throughout.
- Waterproof plaster to wet areas with membrane to shower & bathtub.
- 67mm MDF primed single bevel skirting.
- 67mm MDF single bevel primed architraves.
- Ceramic floor tiles as skirtings to wet areas

INTERNAL STAIRCASE:

- Timber Hand Rail with Stainless Steel vertical rods as Balustrading and MDF treads & rises. (If applicable to your home design)

DOORS:

- Entrance Doors: 820mm x 2040mm high. With glass side on entry jamb if applicable. (Corinthian Windsor Range: WIN 4B, WIN 5 or WIN 7 Entrance Door)
- *Internal: 2040mm high flush panel.

*DOOR FURNITURE:

- Door weather seals to external entry doors.
- Chrome hinges, latches & striker plates throughout.
- Gainsborough Governor Combination Set (8701 SSS) Front entry door.
- Gainsborough Elena (700 ELEBC) Chrome levers door handles to internal doors throughout.
- Gainsborough Governor (840 GOVPSS) Garage external/internal hinged door.

*ROBES & LINEN:

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

*LAUNDRY:

- Standard 45lt Trough & metal Cabinet.

*WC:

- Closed coupled toilet suite with soft closed seat – White.

*TAPWARE:

- Chrome Murray flick mixer tapware to Kitchen Sink.
 - Chrome flick mixer tapware to bath, shower & basins.
 - Chrome Bath Spout Swivel Outlet.
 - Chrome Murray flick mixer tapware to laundry Trough.
 - Chrome Standard Shower Rose.
 - Chrome 2 piece, hot & cold washing machine stops.
 - External garden taps x 2.
- (All Internal tapware Category 1 range)

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BATHROOM & ENSUITE:

- Custom 900mm laminated vanity with Ceramic basin.
- Square Acrylic bath tub – White
- 900mm x 900mm Polymarble Shower base to Bathroom.
- 900mm x 900mm Polymarble Shower base to Ensuite.
- Waterproofing membrane to showers & bath area.
- Framed shower screen with pivot door & clear safety glass.
- Vanity mirror – polished edge over vanity.
- Exhaust fans.

*KITCHEN:

- Custom Laminated Cabinets & Bench Top with laminated doors & 1 bank of drawer. (top drawer with cutlery insert). (Category 1 range)
- Overhead cupboards as per plan. (Category 1 range)
- Standard door handles from KRM standard range.
- Microwave oven space with power point. (Subject to size of cabinetry).
- Dishwasher space with power & water point.
- Stainless Steel Double Bowl Sink.

*APPLIANCES:

- Gas cook top: Technika Bellissimo. Stainless steel 600mm.
- Fan forced electric under bench oven: Technika Bellissimo. Stainless steel 600mm.
- Canopy: Technika Bellissimo. Stainless steel range hood 600mm.
- Technika Stainless Steel dishwasher 600mm.

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.

HEATING:

- Gas ducted heating unit in roof space. Max 8 points.
- NOTE: Total number of outlets & unit sizes can be upgraded.

*HOT WATER SYSTEM:

- Instantaneous HWS.

*CERAMIC TILES:

- Floor tiles to all wet areas. (Category 1 range)
- Wall tiles to, bathroom, ensuite & laundry. (Standard tile height as per detailed plan)
- Skirting tiles to bathroom, ensuite laundry & W.C.
- Kitchen Splashback tiles. (Category 1 range)

*LAMINATED FLOORBOARDS:

- Laminated floorboards to Entry, Kitchen, Meals & Family Area. (Category 1 Range).

*Carpets:

- Wall to wall to remainder of internal house. (Category 1 Range)

*ELECTRICAL:

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

GARAGE:

- Plaster board ceiling.
- 75mm scotia plaster cornice.
- Colorbond sectional panel lift garage door to front of garage with 2 remote handsets & 1 wall mounted remote.
- Internal entry to house via garage.
- Weatherproof external solid door to rear of garage.

STRUCTURAL GUARANTEE

- *20 Years

***Disclaimer:** The builder reserves the right to change items if discontinued, unavailable etc. to similar or better quality & 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 & product. Changes may be subject to ResCode requirements, Land Developers approval, 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 included in the inclusions). 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.