

GOLD INCLUSIONS LIST

LOW SET V21.01.19



EXTERNAL WORKS

- Landscaping - turf and garden beds
- Exposed aggregate to driveway and paths
- Alfresco - builders preference - may include exposed aggregate unless specified as per engineer.
- Fan in alfresco area
- Butted paling fencing to side and rear boundaries (where there is no existing fence) including side return fencing and 1 x side gate
- Full perimeter termite treatment and penetration collars to Australian standard 3600.1 (2000)
- 1 x clothes line, 1 x letterbox
- 1 x antenna (when required)

FRAMING AND EXTERNAL FEATURES

- Frames and trusses to engineers design
- Builders range of face bricks, render or cladding depending on chosen front facade
- Powder coated sheet metal roof
- Powder coated sheet metal fascia and gutter
- Powder coated sheet metal panel garage doors with remotes
- 2440mm ceiling height

WINDOWS

- All windows are powder coated aluminium from builders standard colours
- Roller blinds to all living areas and bedrooms
- Barrier screens to all sliding doors & opening windows

ELECTRICAL

- 1 x 6.4kW split system Fujitsu A/C to living area
- 1 x 2.5kW split system Fujitsu A/C to main bedroom
- 2 x TV and phone points
- All power points to be double throughout
- Light fittings to be supplied and installed
- Smoke detectors wired to a 240v supply - to comply with AS BCA 3.72 And 3786-1993
- Safety switch to meter box - separately metered electricity and water

- USB plugs to kitchen x1 and main bedroom x2
- NBN ready (basic provision where available)

INSULATION / ENERGY EFFICIENCY

- R2.5 Insulation batts to ceiling excl. alfresco & porch
- Sarking to roof and all external walls
- Ceiling fans to all living areas and bedrooms
- Weather strips to external doors as required

FLOOR COVERINGS

- Builders range - designer tiles to all wet, entry, kitchen and dining areas - living area as per plans
- Tiled splash backs to kitchen and laundry
- Builders range - carpet to all bedrooms & lounge/ media as per colour selection

DOORS AND ROBES

- Front door - Hume XN5 with clear glazed glass inserts
- Internal doors - moulded panel doors fitted with lever door furniture from builders range
- Vinyl sliders to all robe doors and linen doors where applicable
- Linen cupboard has 4 shelves, broom cupboard has 1 shelf, and all bedroom robes have 1 shelf with chrome hanging rod

KITCHEN

- Westinghouse or similar cooktop (600mm)
- Westinghouse or similar stainless steel electric under bench oven (600mm)
- Westinghouse or similar stainless steel dishwasher
- Westinghouse or similar slide out range hood (900mm) (built in to existing overhead cupboards)
- 1 3/4 Bowl stainless steel sink
- 20mm engineered stone bench tops as per builders colour selection
- Kitchen bulkhead to existing overhead cupboards including 2x down lights
- Builders range laminated doors and 1x bank of drawers with white melamine shelving to all

BATHROOM, ENSUITE AND LAUNDRY

- All vanities have 20mm engineered stone tops and laminated doors with semi recessed basins selected from builders range
- Clear glass framed shower screens
- Frameless mirrors above vanities
- Close coupled toilet suites or similar
- 1500mm nominal acrylic bath (if specified on plans)
- Free standing 45 litre laundry tub and cabinet
- Exhaust fans to bathroom, and ensuite
- Energy efficient 170L electric heat pump and hot water system
- Obscured glass to bath, ensuite and WC windows

PAINT AND LININGS

- 10mm plasterboard to all ceilings and walls - 6mm villa board to all wet areas
- 90mm cove cornice throughout - 50mm to robes
- 4.5mm FC sheeting to patio area and alfresco
- 42mm x 12mm builders range architraves with 68mm x 12mm skirtings (splayed profile)
- Premium Dulux paints 3 coat system throughout
- 1 Sealer coat and 2 coats low sheen premium on walls
- 1 Sealer coat and 1 coat flat finish on ceilings
- 1 Sealer coat and 2 coats semi gloss acrylic on all woodwork

FEES AND WARRANTIES

- Standard building approval fees and charges - soil test and engineering
- Twelve month maintenance period
- Twenty year structural guarantee
- All insurances during construction process

QBCC: 15014898 All products are subject to availability at the time of ordering and are subject to change to equal or better products at the discretion of the builder

GOLD PACKAGE HIGHLIGHTS ★★★

- 20 Year Structural Guarantee
- Light Fittings and Ceiling Fans
- Stone Bench Tops Throughout
- 600mm Appliances
- Complete Landscape Package
- 1 x Fujitsu A/C to Living
1 x Fujitsu A/C to Main Bedroom
- Barrier Screens to all Doors & Windows
- 2440mm Ceiling Height

Call 0419 175 728 or visit www.evocahomes.com.au