

essential inclusions

STRUCTURAL, INTERNAL & EXTERNAL FEATURES

Foundations

- ▶ "H2" Class concrete engineer design waffle pod slab with deepened edge beam (Including alfresco & porch).
- ▶ Inc SL92 fabric mesh, N16 bars & 3-L16 trench mesh with 400mm overall slab height.

Council and OH&S Requirements

- ▶ OH&S requirements.
- ▶ Crossover protection, asset protection & silt sediment control.
- ▶ Temporary site fencing & rubbish cage.
- ▶ Warranty insurance.
- ▶ Occupancy certificate.

Frame

- ▶ MGP 10 stabilised pine 90mm wall frames and engineer designed roof trusses.

External Cladding

- ▶ Rendered Hebal home.
(Choice of up to 2 render colours)

Roofing Material

- ▶ Concrete roof tiles (Category 1).
- ▶ 22.5 degree roof pitch.

Gutter / Fascia / Downpipes

- ▶ Colorbond gutter, fascia & downpipes.

External Paintwork

- ▶ Low sheen acrylic paint to all external surfaces (If applicable).
- ▶ Semi gloss enamel paint to front entry door.
- ▶ Flat acrylic paint to eaves (If applicable).

Windows

- ▶ Powder-coated aluminium windows & sliding doors.
- ▶ Keyed window locks to all openable windows.
- ▶ Obscure glazing to bathroom, ensuite and WC.

Front Door

- ▶ Feature solid timber front entry door.
- ▶ Chrome lever door handle with deadbolt and backing plate.
- ▶ Timber door frame with enviro seal.

Garage

- ▶ Concrete floor, plaster lined ceiling & internal walls.
- ▶ Colorbond panel lift door (Category 1).
- ▶ Weatherproof hinged flush panel access door to rear (Design Specific).
- ▶ Powdercoated aluminium door frame to rear.

Connections

- ▶ Connection of services - water, gas, electricity, 100mm sewer, 100mm stormwater with additional outlets and telephone conduit with draw wire.
- ▶ Up to 700M2 land size with 300mm of fall, 400mm fill and 5M setback.
- ▶ 2x external water taps.
- ▶ Excludes telephone connection cost and excludes gas and electricity account opening fees.

Structural

- ▶ 7 year structural guarantee.
- ▶ All statutory warranties, insurances and guarantees.
- ▶ 6 months maintenance period.
- ▶ Independent inspections by registered building surveyor.
- ▶ Quality assurance inspection by private inspector.
- ▶ Termite protection.

INTERNAL DETAILING

Skirting / Architraves

- ▶ 67mm x 12mm primed square skirting.

- ▶ 67mm x 12mm primed square architraves.

Cornice

- ▶ 75mm cove cornice.

Internal Paintwork

- ▶ 3 coat paint system.
- ▶ Flat acrylic paint to ceilings.
- ▶ Low sheen acrylic paint to internal walls.
- ▶ Semi gloss enamel paint to all internal woodwork and doors.

Ceiling Height

- ▶ 2440mm ceiling height.

Robes

- ▶ White melamine single shelving throughout and metal hang rail.

Wall & Floor Coverings

- ▶ Ceramic wall and floor tiles 450mm x 450mm to bathroom, ensuite, WC, laundry & living areas. (Category 1).
- ▶ 100mm high skirting tiles to bathroom, ensuite, WC & laundry (Category 1).
- ▶ Carpet to all bedrooms (Category 1).

Internal Doors

- ▶ 2040mm high x 520 - 820mm wide flush panel and hinged wardrobes.
- ▶ Chrome lever door furniture.
- ▶ Chrome lever door handle to robes.
- ▶ Air cushion door stops.

ELECTRICAL & SUSTAINABLE ENERGY

Internal Powerpoints

- ▶ Double/Single powerpoints throughout home as per electrical plan.

Lighting

- ▶ Internal: Fixed batten holders with cowl shades and energy efficient globes.
- ▶ External: Fixed batten holder to entry and 2x weather proof para flood lights.

NBN / Opticom

- ▶ Provision only.

TV Antenna & Points

- ▶ Provide 2x TV points including 5M of coaxial cable to roof space.
- ▶ Provide TV Antenna (Above Roof)

Telephone Points

- ▶ Provide pre-wired telephone point with wall plate and underground connection to supply pit.

Exhaust Fans

- ▶ Self sealing exhaust fans where required.

Smoke Detectors

- ▶ 240v Hard-wired with battery backup.

Safety Switch

- ▶ RCD safety switch and circuit breakers.

Heating

- ▶ Medium efficiency gas ducted heating unit installed in roof space with control.
- ▶ Ducted to all living areas, bedrooms, ensuite & bathroom.

Hot Water Service

- ▶ Rinnai 26 Litre instantaneous hot water service.

Insulation

- ▶ R 3.5 Insulation to ceiling.
- ▶ Sisalation foil wall wrap & R 1.5 polyester batts to all external walls.

Energy

- ▶ Independent 6 star energy report obtained for every individual home.
- ▶ 6 star energy ratings are included for standard design homes only.

- ▶ Any double glazing requirements to achieve 6 star energy rating for standard design homes only.

KITCHEN & LAUNDRY

Kitchen Joinery

- ▶ Laminated cabinets (Category 1)
- ▶ Melamine finish to all internal surfaces.

Kitchen Benchtop

- ▶ 20mm stone benchtop (Category 1).

Kitchen Pantry

- ▶ 4 White melamine shelves.

Kitchen Handles

- ▶ Chrome (Category 1).

Dishwasher

- ▶ Provision with single power point and water connection. (Dishwasher not included)

Gas Oven / Cooktop

- ▶ 600mm stainless steel European design in-built electric oven.
- ▶ 600mm stainless steel European design gas hot plate.

Rangehood

- ▶ 600mm stainless steel canopy rangehood ducted to roof space.

Kitchen Sink

- ▶ Double bowl stainless steel sink with side drainer.

Kitchen Tap

- ▶ Designer sink mixer with chrome finish.

Laundry Trough

- ▶ 45ltr stainless steel trough, powder-coated steel cabinet with designer sink mixer and wall mounted washing machine stops.

BATHROOM & ENSUITE

Bathroom Joinery

- ▶ Laminated cabinets (Category 1)

Benchtop

- ▶ Laminated square edge benchtop with shadow line (Category 1)
- ▶ Melamine finishes to all internal surfaces.

Shower

- ▶ Polymarble shower base.
- ▶ Polished silver frame shower screen with pivot door and clear laminated glass.
- ▶ Designer chrome flickmixer with adjustable hand-held head on shower rail.

Bath

- ▶ Up to 1675mm white acrylic bathtub. (Design Specific)
- ▶ Designer chrome flickmixer and wall spout.

Toilet

- ▶ White vitreous china toilet suite with concealed waste and dual flush cistern.

Vanity Basin

- ▶ Designer selection ceramic basin (Category 1).
- ▶ Designer chrome flick mixer (Category 1)

Bathroom Accessories

- ▶ Chrome towel rail & toilet roll holder.

Mirrors

- ▶ Polished edge mirrors to full width of vanities.

DISCLAIMER: This inclusions list states our current standard specifications. These inclusions are subject to change without notice and Aston Homes reserves the right to substitute products to a similar product should it not be available at the time of supply.