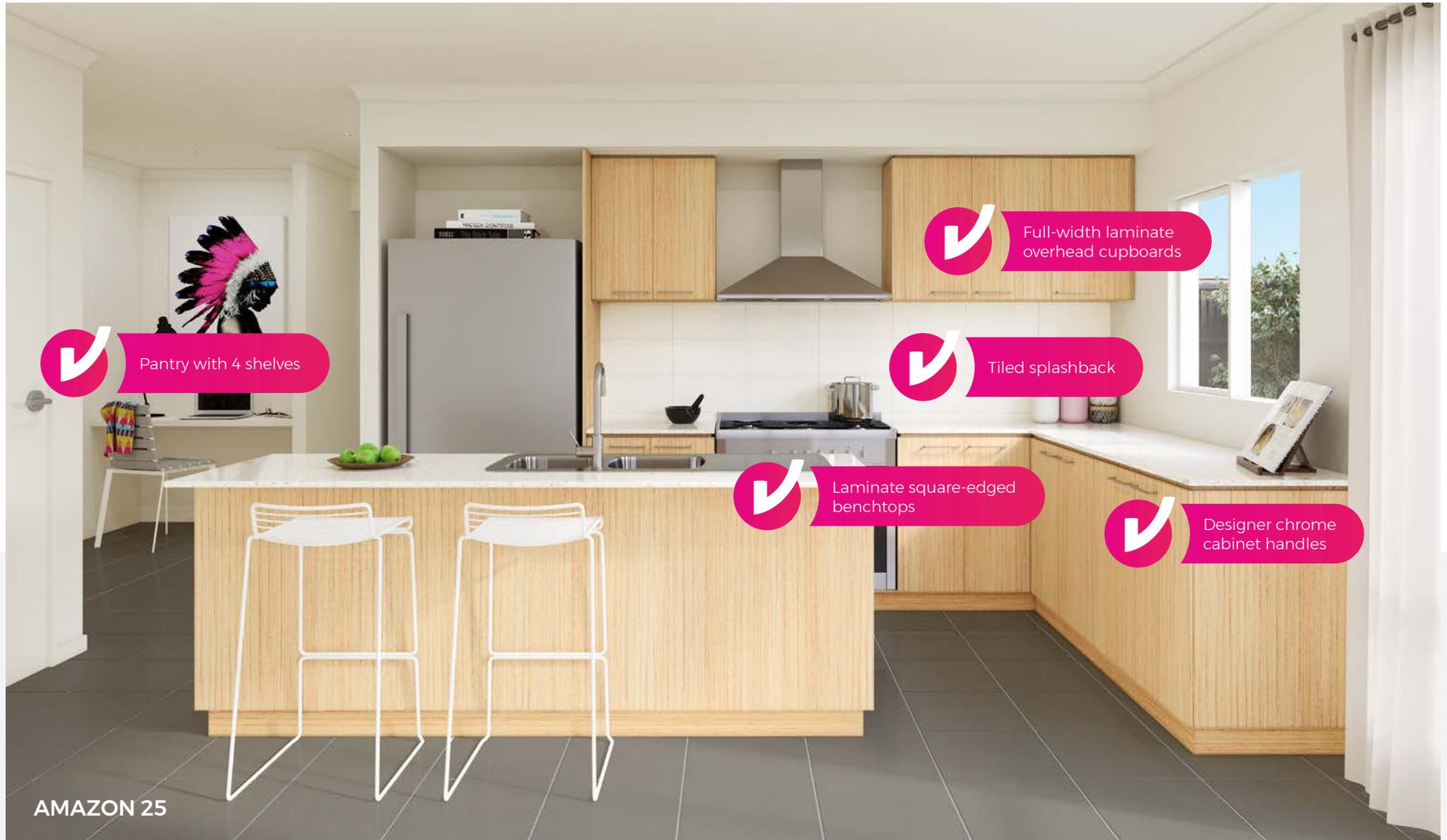


THE BIG INCLUSIONS



tick HOMES

KITCHEN INCLUSIONS



Kitchen

- ✔ Entertainer's kitchen with fully-lined modular cabinets
- ✔ Designer laminate square-edged benchtops
- ✔ Full-width laminate overhead cupboards either side of rangehood with plaster bulkheads above
- ✔ 16mm laminate panel drawers and doors with white melamine interiors
- ✔ Tiled splashback
- ✔ Designer chrome cabinet handles
- ✔ Pantry with 4 white melamine shelves

Tapware & sink

- ✔ Chrome single lever mixer tap
- ✔ 1¾ double bowl top-mount stainless steel sink

Appliances

- ✔ 600mm Technika stainless steel dual fuel upright cooker
- ✔ 600mm Technika stainless steel canopy rangehood vented through to roof space on single storey and external wall on double storey homes
- ✔ Dishwasher and microwave provisions built into base cupboards including single powerpoint (house specific)



✔ 1¾ double bowl top-mount stainless steel sink



✔ Chrome single lever mixer tap

Laminex®

TECHNIKA®
COOKING WITH PASSION

LIVING INCLUSIONS

Internal

- ✓ 2440mm nominal ceiling height to single storey and double storey homes
- ✓ 67mm x 12mm square-edged skirting and architraves
- ✓ 75mm cove cornice to home and garage

Floor coverings

- ✓ 400mm x 400mm ceramic floor tiles to entry, living, meals, kitchen, laundry, ensuite, W.C., bathroom and powder room (house specific)
- ✓ 100mm high tiled skirtings to wet areas
- ✓ Carpet on foam underlay to the remainder of the home

Paint

- ✓ 3 coats of Taubmans paint to all internal walls (one colour throughout)
- ✓ 2 coats of Taubmans flat acrylic paint to ceilings (one colour throughout)
- ✓ 2 coats of Taubmans gloss enamel paintwork to all interior timberwork (one colour throughout)
- ✓ 2 coats of Taubmans acrylic paint to all exterior works (one colour throughout)

Robes & linen

- ✓ White melamine shelf with chrome hanging rail to robes
- ✓ 2100mm high framed vinyl sliding doors to robes (excludes WIR's)
- ✓ 4 white melamine shelves to linen cupboards (house specific)
- ✓ Chrome pull handle to linen cupboard

Internal doors

- ✓ 2040mm high flush panel doors
- ✓ Designer lever handles to passage doors
- ✓ Chrome hinges, latches and striker plates throughout to all doors
- ✓ Plastic white door stops to all hinged doors (excluding robe and linen doors)

Stairs (double storey only)

- ✓ Feature staircase with carpet treads, newel post, black wrought iron balusters and KDHW handrail





✓ 2440mm nominal ceiling height

✓ 75mm cove cornice

✓ 3 coats of Taubmans matt paint

✓ 67mm x 12mm square-edged skirting and architraves

✓ 400mm x 400mm ceramic floor tiles

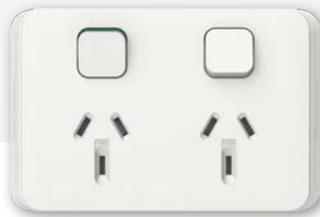
AMAZON 25

LIVING INCLUSIONS

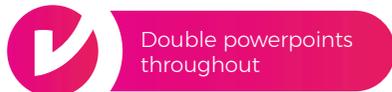


Electrical

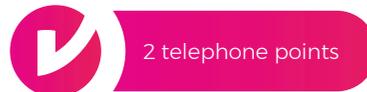
- ✓ Ceiling batten lights as per working drawings, including shades and light globes
- ✓ Flood lighting to front and rear entry areas
- ✓ Double powerpoints throughout home (refer to working drawings)
- ✓ Single powerpoints to fridge, dishwasher and microwave provision (house specific, refer to working drawings)
- ✓ Wall-mounted light switches throughout home
- ✓ Exhaust fans above all showers and where required (includes draft stoppa)
- ✓ Hard-wired interlink smoke detectors with battery back-up
- ✓ 2 TV points with free-to-air TV antenna
- ✓ 2 telephone points
- ✓ Double weatherproof GPO in alfresco (house specific)
- ✓ Double external powerpoint to hot water service unit



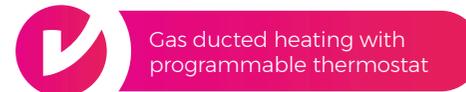
2 TV points



Double powerpoints throughout



2 telephone points



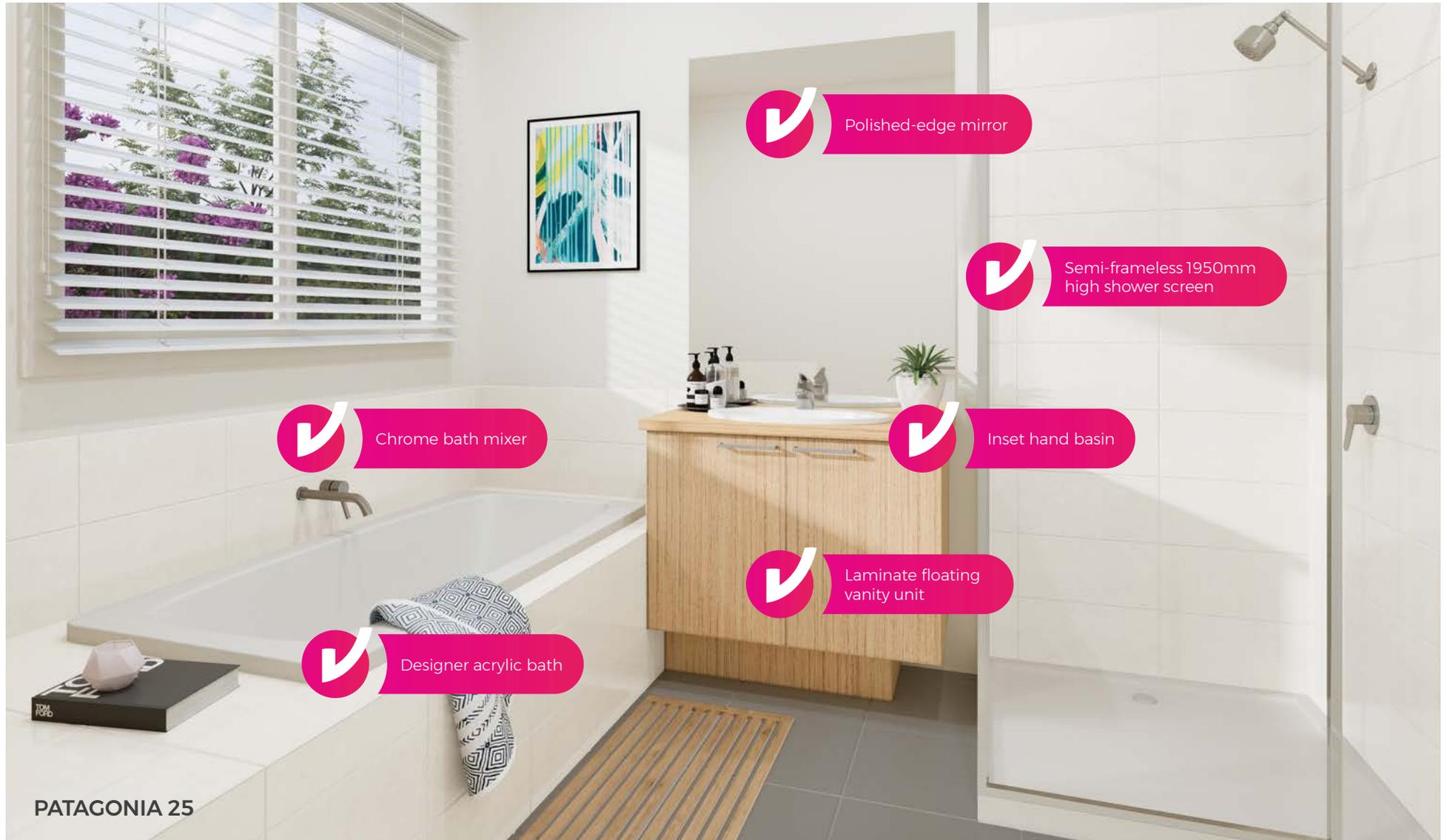
Gas ducted heating with programmable thermostat

Heating

- ✓ Gas ducted heating with programmable thermostat control and ceiling vents to living areas and bedrooms (refer to working drawings)



BATHROOM & ENSUITE INCLUSIONS



Bathroom & ensuite

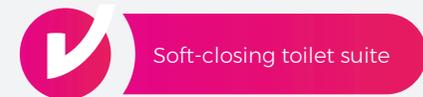
- ✔ Designer laminate vanity unit with laminate square-edged benchtop and kicker
- ✔ Silver backed, polished-edge mirror to width of vanity unit
- ✔ Chrome cabinet handles
- ✔ White vitreous china inset hand basin with chrome waste outlet
- ✔ Semi-frameless 1950mm high shower screen with pivot door and clear safety glass
- ✔ White shower base with matching waste
- ✔ Designer white acrylic bath with chrome waste to bathroom
- ✔ White vitreous china close-coupled toilet suite with concealed waste, dual flush cistern, soft-close seat & chrome mini cistern stop tap

Powder room (house specific)

- ✔ Designer laminate vanity unit with laminate square-edged benchtop and kicker
- ✔ Silver backed, polished-edge mirror to width of vanity unit
- ✔ Chrome cabinet handles
- ✔ White vitreous china inset hand basin with chrome waste outlet

Tiling

- ✔ Ceramic wall tiles to bathroom, ensuite and powder room (as per working drawings)
- ✔ 100mm high skirting tiles to bathroom, ensuite, laundry, W.C. and powder room (as per working drawings)



BATHROOM & ENSUITE INCLUSIONS

Tapware

- ✔ Chrome bath wall mixer with wall outlet
- ✔ Chrome basin mixer tap
- ✔ Chrome shower mixer with all-directional shower head to bathroom
- ✔ Chrome shower mixer with slide rail to ensuite

Laundry

- ✔ Tiled splashback
- ✔ 45-litre stainless steel freestanding laundry trough including bypass
- ✔ Chrome mixer tap to laundry trough
- ✔ Chrome wall-mounted washing machine connections concealed in laundry cabinet
- ✔ Aluminium sliding door with clear glazing



✔ Chrome shower mixer to bathroom



✔ Chrome shower mixer with slide rail to ensuite



✔ Chrome basin mixer tap





✓ Carpet on foam underlay



✓ Polished-edge mirror to width of vanity

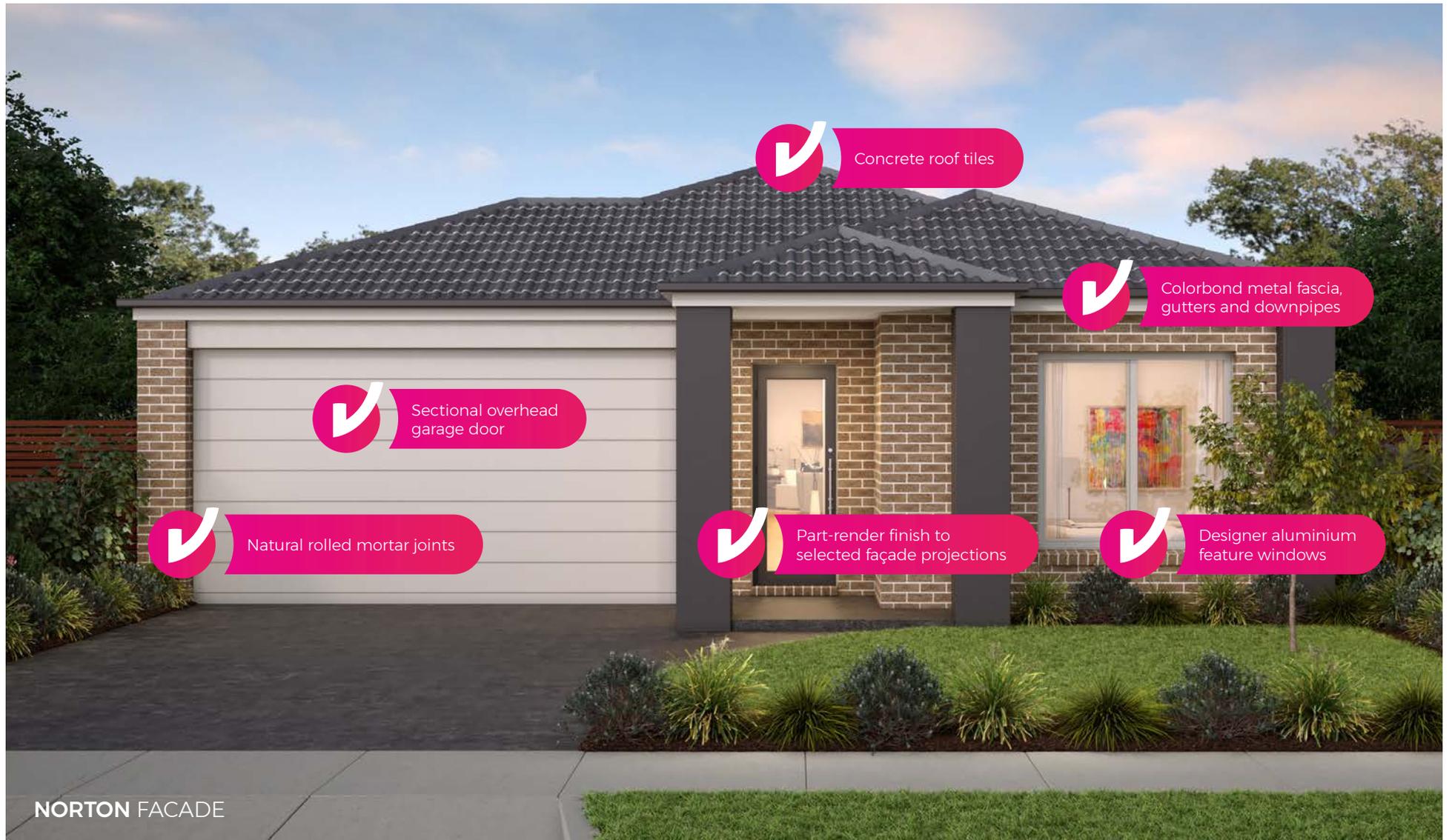
✓ Inset hand basin

✓ Designer laminate vanity unit

✓ 400mm x 400mm ceramic floor tiles

NELSON 23

EXTERNAL INCLUSIONS



Brickwork & render

-  Clay bricks
-  Natural rolled mortar joints
-  Part-render finish to selected façade projections (façade specific)
-  Various alternative wall cladding systems are used on a house and façade specific basis, including but not limited to expanded polystyrene, fibre cement products and timber battening (refer to working drawings)
-  Painted fibre cement infills over side and rear windows and external doors (house and façade specific)
-  Painted fibre cement sheet over garage

Garage

-  Brick veneer garage with painted plasterboard walls and ceiling
-  Sectional overhead door to front of garage

Windows

-  Designer aluminium powdercoat finish feature windows to façade (house specific)
-  Aluminium powdercoat finish windows to remainder of house (house specific)

Alfresco (house specific)

-  Undercover alfresco with plaster-lined ceiling and one batten light point
-  Brick pier to alfresco
-  External aluminium sliding door with clear glazing

Roofing

-  Profiled concrete roof tiles
-  Colorbond metal fascia, flashings and barge, quad gutter with 100mm x 50mm rectangular downpipes and zinc box gutters



EXTERNAL INCLUSIONS

Doors

- ✓ 2040mm high flush panel solid core external garage access door with lockable entrance set
- ✓ Hume Vaucluse XV9 feature 2040mm x 820mm front entry door with designer entrance set



Feature front entry door with designer entrance set

Framing

- ✓ 90mm pine wall frames with engineered stabilised pine roof trusses as per engineer's requirements

Energy efficiency

- ✓ Chromagen 175-litre tank, solar-assisted hot water service with assisted gas-boosted continuous flow
- ✓ Roof-mounted solar panels
- ✓ Insulation to roof area (excluding garage, porch and alfresco ceiling) to achieve a minimum 6-star energy rating to all orientations
- ✓ Wall batts to external house walls (including part wall between garage and house) achieving a minimum 6-star energy rating to all orientations
- ✓ Foil weather wrap to external walls
- ✓ Weather seals to all external doors and windows
- ✓ Self-sealing exhaust fans



Solar-assisted hot water service

Fixed site costs

- ✓ Fixed site costs, connections and specifications to all house and land packages. Connection to standard stormwater and sewer connection points are provided within the building allotment. Engineer-designed concrete "M" class waffle raft slab. Communications trench and conduit. Applicable council requirements. Includes termite treatment (where required). Excludes connections and account opening fees
- ✓ 100mm stormwater drains
- ✓ All council and developer requirements

Tapware & plumbing

- ✓ 2 garden taps; one inside front boundary and one adjacent to alfresco
- ✓ Recycled water points to front and rear of house, connected to toilets and in laundry for washing machine point (estate specific)
- ✓ Concealed plumbing waste pipes
- ✓ Overflow to stormwater point



Roof-mounted solar panels

6-Star energy rating

2 garden taps

VALENCIA FACADE

LET'S DO THIS!

To get things happening, contact us today.

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