

## Lowset

### EXTERNAL WORKS

---

- Landscaping - "A" grade turf to front and rear garden as per landscaping plans, 1x garden bed to front only with tolerant plants and edging (or as per Covenant Requirements)
- Decorative gravel to narrow side of home where required (design specific)
- Exposed aggregate concrete to driveway, paths, alfresco and porch
- Butted timber paling fencing to side and rear boundaries where there is no existing fence, including side return fencing and 1x pedestrian side gate
- Full perimeter termite treatment and penetration collars to Australian Standard AS36601.1-2014
- 1x Wall mounted, fold down clothesline
- 1x Pre-fabricated pillar letterbox, with painted finish & street number
- 1x TV antenna (Estate dependent)
- Energy efficient 170L electric heat pump hot water system (produces up to 360L of hot water per day)
- Slab Design – Up to "H" class soil type - Excludes under slab piling – if required

### FRAMING & EXTERNAL FEATURES

---

- T2 Termite treated frames and trusses to engineer's design
- Face brick to sides and rear, facade materials as per marketing brochure
- Colorbond sheet metal roof, fascia and gutter
- Colorbond sectional garage door with 2 x remote controls
- 2440mm Ceiling height with painted FC infills over all window and door openings

### WINDOWS

---

- Powder coated aluminum frames to all windows and glass sliding doors
- Obscured glass to bathroom, ensuite and WC windows
- Diamond grill barrier screens to opening section of windows and sliding doors
- Roller blinds to all windows and sliding doors (excluding wet areas and garage windows)

### ELECTRICAL

---

- 1x 6.0kw split system air conditioner to living area
- 1x 2.5kw split system air conditioner to main bedroom
- 2x TV points, 1 x data point, 1 x phone point
- Single power point to fridge, dishwasher, microwave, cooktop, rangehood and garage door motor
- All remaining power points to be double throughout
- 1x Double USB power point to kitchen and 2x to main bedroom
- LED downlight fittings
- 1200mm Single fluorescent light with diffuser to garage
- Ceiling fans to all bedrooms, living area, alfresco and media room (design specific)
- Smoke detectors wired to a 240v supply to comply with AS3786 2021 NCC 2019 V2 Part 3.7.5
- Safety switch to meter box
- NBN basic provisions supplied by Builder within the property boundary- Owner(s) to organise connection by preferred Service Provider

### KITCHEN

---

- 600mm Haier electric ceramic cooktop
- 600mm Haier electric under bench oven
- 600mm Haier Ducted slide-out rangehood with stainless steel trim built into existing overhead cupboards
- 600mm Haier stainless steel dishwasher
- Stainless steel sink 1 & 3/4 bowl with drainer
- Chrome sink mixer to kitchen
- 20mm Engineered stone benchtops to kitchen
- Laminated under bench cupboards with white melamine shelving and drawers including 1x bank of 4x cutlery drawers
- Overhead cupboards above rear kitchen bench and rangehood
- Plasterboard bulkhead to overhead kitchen cupboards including 2x downlights
- Walk-in pantry to include open whiteboard cleated shelving OR built-in pantry with white melamine shelving (design specific)
- Soft close hinge clips to all cabinetry doors - excluding drawers
- Brushed nickel handles to all cupboards and drawers
- Straight lay ceramic tiles to splashback (refer to colour selections document)
- 1x Cold water point to fridge provision space - excludes waste

### BATHROOM & ENSUITE

---

- 20mm Engineered stone benchtops & laminated doors to all vanities
- Brushed nickel handles to cabinet doors with soft close hinges
- Semi-recessed oval basins to vanity units
- Chrome basin mixers
- Frameless mirrors to the width of the vanity
- Semi-frameless shower screens with fully frameless pivot door, polished silver hinges and knobs
- Chrome single hand shower with rail to ensuite & Bathrooms
- 1525mm Inset bath to main bathroom (design specific)
- Chrome bath wall spout to main bathroom
- Chrome bath and shower mixers
- Rimless soft close toilet suite
- Chrome toilet roll holder
- Chrome 800mm double towel rail (design specific)
- Exhaust fans to bathroom and ensuite – exhaust fan to water closet when there is no window
- Recessed shower wall niche to bathrooms (size at builders discretion)

### LAUNDRY

---

- 45L Stainless steel free standing laundry tub and white cabinet unit
- Chrome sink mixer to laundry
- Ceramic tiles to splashback up to 600mm high

# GOLD

## FLOOR COVERINGS

- Ceramic 450mm x 450mm tiles to entry, hallways, kitchen, living, dining and wet areas files to all wet areas
- Ceramic 300mm x 300mm tiles to shower floor recess
- Carpet to all bedrooms and media room (design specific)

## DOORS & ROBES

- 820mm Paint grade hinged front entry door with vertical clear glazed glass inserts
- Front entry door fitted with tri-locking system
- White cushion door stops to hinged doors
- Accent HAG9 internal hinged doors
- Lever door furniture to internal doors (privacy set to bathroom, ensuite and water closet)
- Built-in robes to all bedrooms including chrome hanging rail and shelf
- Vinyl sliders to all robe and linen doors (design specific)
- 4 x Shelves to linen cupboard (design specific)
- 1 x Shelf to broom cupboard (design specific)

## INSULATION/ENERGY EFFICIENCY

- R2.5 Insulation batts to all habitable areas or as per energy efficiency requirements (excluding alfresco and porch)
- Sarking to roof
- R2.0 Wall insulation to light weight cladded areas only (design specific)
- Weather strips to external doors, as required

## PAINT & LININGS

- 10mm Plasterboard to ceilings and walls (10mm water resistant board to all wet areas)
- 90mm Cove cornice throughout, 50mm to robes
- 4.5mm Fibro cement sheeting to patio area and alfresco
- 42mm x 12mm Architraves and 68mm x 12mm single bevelled skirtings
- Dulux Paint, 3 coat system throughout
  - 1x Sealer coat & 2x coats low sheen to walls
  - 2x Coats flat finish to ceilings
  - 1x Sealer coat & 2x coats semi-gloss aquanamel to trims

## FEES & WARRANTIES

- Energy rating to meet National Construction Code requirements
- 12 Month defect liability period
- 20 Year structural guarantee
- Soil & contour survey (if required), building, plumbing & engineering approvals & associated application fees (excluding DA or relax fees)
- Connection of sewerage, stormwater, power & water within the property boundaries in accordance with local authorities & to site-specific builder's requirements unless otherwise stated
- Covenant application & lodgement (if required)

## DISCLAIMER

The Owner(s) acknowledge that all items contained within the inclusions document, unless otherwise stated within your contract are selected from the builders standard range and are also dependent on the design. Upgrades and additional inclusions required for covenant approval will be stated on the marketing brochure.

Due to continuing industry trends and changes, as the Builder Silkwood Homes Pty Ltd reserves the right to substitute a product of equal value at our discretion.

Listed Inclusions are applicable to 'Gold' Inclusion level only, effective June 2023.

The Owner(s) acknowledge the specification takes precedence over the selected design.