

## STANDARD INCLUSIONS

- Construction & transportation insurance.
- Site specific foundation design & plans.
- Engineered truss design.
- LVL11 timber subfloor.
- 20mm water resistant tongue and groove flooring.
- 90×45 sg8 wall framing.
- ECOPLY Barrier rigid air barrier & bracing system.
- Metrapanel 25mm strand board ceiling & bracing system.
- Full interior clean & quality check with client prior to handover.
- 1 year defects warranty & 10-year new home warranty covering workmanship & materials.
- Colorsteel Endura roofing.
- Option of continuous coloursteel or Timber fascia.
- Continuous coloursteel spouting.
- Colormatched to spouting downpipes.
- Cladding on 20mm cavity.
- Interior & exterior paint.
- Thermally broken, double glazed, windows & doors.
- Tiled flooring in living, kitchen, laundry, toilet & bathrooms.
- Solution dyed nylon carpet on 11mm underlay in bedrooms & wardrobes.

- Prime panels 18mm melamine kitchen doors & drawers.
- Amorini benchtops.
- Ikon sink station.
- Inbuilt oven, ceramic cooktop, rangehood and dishwasher
- Tiled splashbacks to bathrooms, kitchen, and laundry.
- Shower, toilet, bath, vanities, and plumbing accessories.
- LED lights, and exterior lights.
- Gas hot water.
- Heat pump to living.
- Laundry tub with integrated tap & cabinet

*Upgrade options are available including Inbuilt Pyrolytic Ovens, built in Laundry Cabinetry, Timber flooring, Tiled floors and walls in bathrooms, and stone benchtops to kitchen. Reach out to us today to discuss your requirements, we are more than willing to help meet all your needs and wants.*

*Please note, these specifications are subject to change at any time. Please contact us directly to get a signed specification for what your final house specification will be, as each house changes to meet our client's needs.*

## STANDARD EXCLUSIONS

- Penetrometer testing and ground bearing reports.
- Onsite piling subject to the final engineered design.
- Wastewater and stormwater design.
- Delivery and installation of the home on site.
- Baseboards, decks, steps, ramps, and paths to the house.
- Carports, sheds, and garages.
- Driveways, slabs, or concrete.
- Siteworks (excavations to driveway or house location.)
- House service connections.

- Fireplaces.
- Watertanks

*These exclusions are options that are not included in the house price. We are more than willing to include these options in your home package at an extra cost. Any options that aren't included above please reach out to see how we can help.*