



Everyday Homes

Live well in every way



Contemporary Inclusions

Contract & Statutory Requirements

- 180 day Quotation period
- 3 months maintenance warranty
- 180 day warranty period from practical completion (double industry standard)
- 7 year structural guarantee
- Architectural Plans
- Council submission and approval for standard dwelling
- Sydney Water submission and approval for standard dwelling
- Construction and Warranty insurance premiums
- Standard services within 12m from the dwelling
- Water connection to near side of road
- Surveyors contour plan
- Surveyors pegout of house position
- Surveyors slab edge board survey and final report confirming house position (includes AHD levels if required)
- Scaffold and Safety roof rail as required by Workcover
- All weather driveway access & sediment control to site
- Trade waste removal

Electrical & Safety Features

- Earth leakage electrical safety switch in single phase meter box
- Light point to all rooms, external light point for entry, external laundry door and external garage door. Light point for alfresco and balcony where applicable
- (Quantity of light points determined by house design)
- Double power point to all rooms and single point to appliances as required (Quantity of power points determined by house design)
- Smoke (2) detectors complete with backup battery is installed in appropriate locations for your safety
- Television points (2)
- Phone points (2)
- Exhaust fan to bathroom & ensuite (2)

Foundation

- M Class Concrete Waffle Pod slab construction for moderately reactive soils designed by a qualified Engineer
- Standard site costs with up to 500mm fall over building platform

Exterior

- Frames and Trusses to Australian standard AS 1684
- 22.5 degree roof pitch (Determined by house design)
- Plain concrete for tiling to front entry porch and alfresco (design specific)
- Face bricks from builders Category 1 range including flush joint and off white mortar
- Roof tiles from builders Category 1 range
- Aluminium powder coated sliding windows & sliding doors with key locks
- Maintenance free Colorbond fascia and gutter
- Obscure glass to wet area private rooms excluding front elevation
- Part A & B termite pest treatment to AS 3660.1
- R2.5 ceiling & R1.5 wall insulation (Including between garage & living walls however excludes garage ceiling)
- Garden tap to front and rear

Internal

- 2400mm ceiling height to ground and first floors
- Staircase Paint Grade (double storey)
- Brick veneer plasterboard lined garage (design specific)
- 10mm Plasterboard lining to walls & ceilings with 90mm cove cornices
- Concealed stackwork to two storey homes (depending upon design)
- Paint grade F/J Pine timber pencil round 67mm skirting and 67mm architraves
- Paint finish to internal walls and woodwork. Woodwork 1 coat undercoat & 2 coats gloss enamel. Walls 'Finishing Touch' colour chart. Two coat system
- Staircase with closed treads and risers (Customwood suitable for carpet finish only) stringer, handrail and posts for paint finish. Black finish steel balustrades
- White wire vented shelving to wardrobes and linen cupboards

Bathroom, Ensuite & Laundry

- Wide choice of ceramic floor and wall tiles with a PC allowance of \$28/m² RRP. Minimum 1.8m high in shower recess, up to 1.2m (from floor) high over bath with skirting to remainder
- 400mm high tiling to laundry tub splash back
- Shower screens with pivot doors, clear safety glass and white or polished aluminium frame
- Rectangular 1500mm, 1675mm or 1800mm bath (determined by house design)
- White 3A Rated dual flush toilet suites
- Custom made 900mm, 750mm & 600mm vanity with polyurethane door & framed mirrors to vanities (determined by house design)
- Irwell 3A Rated Tasman Tapware in chrome finish
- Gainsborough accessories - toilet roll holder and matching towel rails/ towel rings
- 45L rinse bypass laundry cabinet & Stainless Steel tub
- Ceramic tiled splash back above laundry tub
- Waterproofing to all wet areas to BCA requirements
- Chrome floor wastes

Doors

- Timber entry door frame with Hume 'Newington' range door
- Choice of Clear or Glue Chip glazing
- 40mm Hardboard non - solid rear door (design specific)
- Flush internal doors to bedrooms and wardrobes
- Gainsborough chrome plated or satin chrome Governor series door handle with deadlocks to all external doors
- Privacy locks to private rooms & main bedroom
- Colorbond 'BHP steel' roller doors to garages

Kitchen

- Heavy duty 2mm PVC Edge finish to doors
- Laminate bench top with rolled edge
- Large walk in pantry with flush internal door (design specific)
- Tiling to kitchen bench area splash back
- 1 ½ bowl stainless steel sink
- Flick mixer to kitchen sink
- Westinghouse (or similar) underbench oven & hotplate combination - stainless steel
- 250 Ltr 'Dux' HWS (Elec)
- Westinghouse recirculating 600mm range hood - stainless steel

JANUARY 2011

Everyday Homes Pty Ltd, reserves the right to modify inclusions and specifications, change suppliers and substitute products with equivalent value. Everyday inclusions do not include decoration items, brick upgrades, alarm, garage remotes, roof upgrades, dishwasher, airconditioning, light fittings and pergolas. Some display homes may display optional extras outside the builders nominated range. It is the clients responsibility to satisfy themselves in relation to what items are included and this can be done with the assistance of an Everyday Homes representative. Effective January 2011.

I have read and understood the Everyday Homes Contemporary Inclusions List

Owners Signature _____ Date _____

Owners Signature _____ Date _____



Everyday Homes
Live well in every way