Customer Service & Quality, it's that simple.



STANDARD QUALITY INCLUSIONS

PRE-CONSTRUCTION

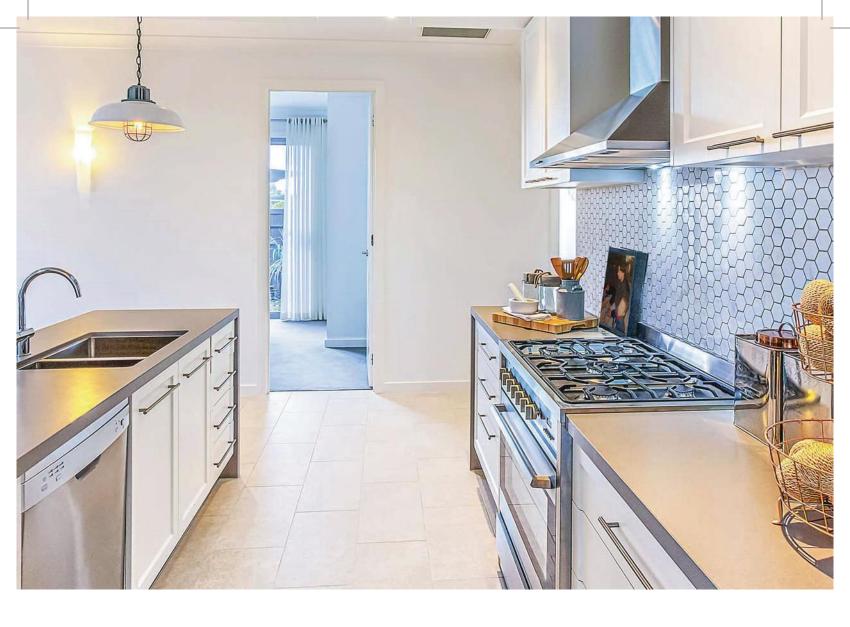
- Site analysis Including Soil Reports, Survey Plan & Property Information.
- Foundations "M" class waffle slab up to 300mm of fall over building envelope.
- Bushfire Assessment.
- Engineer's slab design and computations.
- Building Permit Including permit fees, working drawings & detailed specifications.
- Connections gas, sewer, storm water & water for the allotment.
- 100mm sewer grade PVC storm water system. **STRUCTURAL**
- 90mm Machine Grade Pine studs (MGP10) to internal/external walls @450mm centres.
- Engineered and inspected pine timber frame. With all regulatory bracing.
- Engineered and inspected timber trusses and floor joists (for double storeys) with all regulatory bracing.
- Termite Treatment Part A: Termite collars to all pipes passing through the concrete slab.

EXTERNAL FEATURES

- Low maintenance facade.
- Natural rolled brick joints.
- $\cdot\,$ Paint to all rendered walls as per colour schedule.
- $\cdot\,$ Quality tiled roof selected from Builders Range.
- Colorbond fascia and spouting.
 - Colorbond rainheads & downpipes.
 - $\cdot\,$ Colorbond flashings.
 - $\cdot\,$ Designer aluminium sliding windows throughout
 - (Window configuration will vary with design).
 - Designer aluminium sliding door to meals/family. (Design specific).
 - $\cdot\,$ Designer aluminium sliding door to laundry (design specific).
 - · Corinthian entry door with painted finish.
 - Contractor series lockset to front entry, external garage door & internal garage door where indicated on working drawings.
 - Garden Tap to rear on external wall.
 - Garden Tap at front at water meter point.

ENERGY EFFICIENCY FEATURES

- R2.5 Ceiling batts to roof areas (excluding garage, porch & alfresco ceilings).
- R1.5 Wall batts to external house walls.
- Weather seals to all external doors including garage internal access door.
- Foil wrap to external walls including garage.
- Self sealing exhaust fans.



INTERNAL FEATURES

- · 2440mm ceiling heights.
- 2040mm high internal flush panel doors throughout.
- 2040mm high flush panel external garage access door.
- Designer range lever door furniture to all internal passage doors.
- White melamine shelves and hanging rails to all robes including walk in robes.
- $\cdot\,$ Chrome cylinder knobs to all robe and linen cupboards.
- Chrome hinges, latches and striker plates throughout the home.
- Cushioned door stops throughout.
- 67mm x 12mm DAR skirtings & architraves throughout.
- 75mm Scotia cornice throughout.
- Painted Internal walls throughout in 2 coat acrylic washable low sheen.
- Ceiling in flat acrylic finish (2 coats).
- Doors, architraves & skirting board 2 coats gloss enamel paint.
- Exterior acrylic paint to all external paint surfaces. **HEATING**
- Ducted gas heating system with ceiling vents to all living areas and bedrooms (design specific).

HOT WATER SERVICE

• Solar panel hot water system connected via 20 litre per minute continuous flow gas booster.

WALL TILING

• Ceramic wall tiles from Builders Range to Bathroom and Ensuite.

FLOORING

- Ceramic floor tiles from Builders Range to Bathroom and Ensuite
- Tiled skirtings to all wet areas.

KITCHEN

- 600mm stainless steel freestanding oven.
- 600mm stainless steel canopy rangehood.
- 1 & 3/4 bowl stainless steel sink.
- · Designer kitchen with laminate square-edged benchtops.
- Extensive kitchen cabinetry.
- · Square edge laminate hinged doors.
- Laminate cupboards in a range of colours.
- · Designer cabinet handles.
- Dishwasher space with connection provision.
- Built in pantry with four melamine shelves (design specific)
- · Full width laminate overhead cupboards (house specific)
- · Chrome mixer tapware.

Our extensive range of standard quality inclusions offer everything you would need to perfectly complete you new home. **Higher Quality Inclusions and Great Value, that's how it's done at Omnia Homes...**