

**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.
- Paint to all rendered walls as per colour schedule.
- Quality tiled roof selected from Builders Range.
- Colorbond fascia and spouting.
- Colorbond rainheads & downpipes.
- Colorbond flashings.
- Designer aluminium sliding windows throughout (Window configuration will vary with design).
- Designer aluminium sliding door to meals/family. (Design specific).
- 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.
- 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 & ¾ 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 your new home.

Higher Quality Inclusions and Great Value, that's how it's done at Omnia Homes...