

STANDARD INCLUSIONS

WE OFFER FLEXIBILITY THROUGHOUT THE BUILDING PROCESS AND ALLOW OUR CLIENTS TO CUSTOMISE OUR STANDARD INCLUSIONS TO SUIT THEIR NEEDS.

IF YOU WANT ANY FURTHER INFORMATION PLEASE CONTACT OUR OFFICE DURING OFFICE HOURS ON (08) 9456 3366 OR EMAIL THE TEAM AT [ENQUIRIES@CENTRALAVENUEHOMES.COM.AU](mailto:enquiries@centralavenuehomes.com.au)

Preliminaries

- Shire application fee (single home on single lot)
- Water corporation fee (single home on single lot)
- Engineers site inspection and footing detail – for class 'A' sand sites
- Contour survey of lot (strata or 30+ year old lots are extra)
- Termite treatment in conjunction with building methods

Construction

Foundation

- Concrete slab and footings to suit a standard class 'A' sand site

External Walls

- Clay modular 2 course blocks
- Cream concave mortar joints

Internal Walls

- Clay modular 2 course horizontally or vertically cored (subject to load and height) utility blocks
- Float and white set finish to walls with rounded over finish at corners and window reveals
- Metal corner beads to all external trafficable corners

External Door Frames

- Timber paint grade to all cavity wall entries

Internal Door Frames

- Deluxe, pre primed metal door frames fitted with 2 hinges and striker plate fittings as required to all internal door and external single leaf door locations

Doors

- Solid carved feature door
- Flush panel redi-cote doors to all internal locations
- Flush panel exterior hardboard doors to rear garage exit (or any exterior door exposed to direct weather)

Hot Water System

- 5 star rated gas storage with a minimum 270ltr delivery in the first hour (gas point for hot water system)

Fixing Hardware

- Chrome plated metal single towel rails to bathroom and ensuite – 1 to each
- Chrome plated metal toilet roll holders to ensuite and WC
- Lockwood door furniture throughout
- Entrance lock and double deadlock to entry doors – keyed alike

Windows

- Aluminium sliding doors and windows fitted with keyed vent locks as applicable – refer to sketch for awning or fixed window locations

Roof Structure

- Fully engineered steel framed roof structure manufactured off site to shop drawings – comes with 25 year engineering warranty and 50 year performance statement on materials – refer to sketch for pitch

Roof Cover/Plumbing

- Colorbond pre-painted steel deck cover – custom orb profile (unless stated otherwise on sketch)
- Pre-painted steel gutters (colonial profile)
- Pre-painted steel fascia
- Pre-painted steel downpipes

Ceilings

- 10mm recessed edge flush jointed plasterboard with standard 75mm coved cornice
- Unless stated otherwise ceiling heights at minimum 28 courses

Painting

- Full painting excluding internal walls

Grano/Paving

- 85mm unreinforced grey (natural grano to garage floor)
- Concrete pavers to drive (to 6.0mtr), path to front door and alfresco (if applicable)

Robes, Walk in Robes and Robe Recesses

- Unless noted otherwise all robes are fitted with a single white lined shelf at approximately 1700mm AFL with a stainless steel hanging rail
- Pantry and linen/s fitted with 4 white lined shelves
- All robes fitted with powdercoated aluminium framed sliding doors with coloured vinyl doors

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Electrical

- Single light fitting (batten holder – no shades) to each bedroom, living area including porch, alfresco, garage or passage and 2 external wall mounted light fittings
- Single GPO to each bedroom (2 to master bed), fridge, dishwasher, garage opener locations – allowance for 1 additional utility point
- Exhaust fans – to kitchen and ensuite (ensuite flumed to external air)
- Residual current devices – included as per regulations
- Smoke detectors – hard wired and interconnected as per regulations
- Temporary power for construction - included

Kitchen

Quality Appliances

- 600mm wide stainless finish electric oven
- 600mm wide stainless steel gas hotplate
- 600mm wide stainless steel finish rangehood over hotplate flumed to ceiling space

Cabinets

- Dishwasher recess (with single GPO and cold water supply) unless specified otherwise
- Post or tight formed laminate bench tops
- White lined finished cabinets
- Designer range cupboard handles

Gas Inclusion

- Gas point for hot plate and hot water system

Ceramic Tiling

- 200mm x 200mm wall tiles
- 4 rows to underside of rangehood and along all benches

Tapware

- Quality chrome plated mixer tap

Plumbing Fixtures

- Stainless steel 1 and $\frac{3}{4}$ bowl single drainer sink

Ensuite/Bathroom/Powder/WC

Cabinets

- Post or tight formed laminate bench tops throughout
- White lined finished cabinets
- Designer range cupboard handles

Ceramic Tiling

- 200mm x 200mm floor and wall tiles
- 1 row of skirt tile
- 1 row over any benches
- 2 rows over bath (if applicable)
- 2000mm high to shower enclosures

Tapware

- Quality chrome plated brass mixer Plumbing Fixtures
- Dual flush vitreous china close couples toilet suits with soft close lids
- Vitreous china drop in oval vanity basins
- 1500mm white acrylic bath (if applicable)

Mirrors and Screens

- 800mm high x full width of vanity wide powdercoated aluminium framed mirrors over both bathroom and ensuite vanity cabinets
- Clear laminated powdercoated aluminium framed screen and pivot door to ensuite shower recesses
- Shower screen and rod to remaining recesses

Laundry

Ceramic Tiling

- 200mm x 200mm floor and wall tiles
- 1 row of skirt tile
- 1 row over any benches

Tapware

- Quality chrome plated brass mixer Plumbing Fixtures
- 45ltr stainless steel laundry trough in rust proof quality polypropylene