

LEGEND HOMES

INCLUSION LIST

PRELIMINARIES

Standard Design working drawings
 Soil test & engineers slab design
 Six star energy rating
 Rainwater tank to supply water to toilets
 Building permit fees
 Compliance certificates
 Construction Insurance & Public liability
 Home owners warranty insurance
 Fixed price building contract

EXTERNAL WALLS & CEILINGS

Standard Facade
 Walls Choice of clay brick with sisalation
 Painted CFC above windows
 Roof Custom orb roof sheeting in a range
 of colour selections with
 sisalation; matching fascia,
 downpipes and fittings
 Alfresco Ceiling Painted plasterboard
 Eaves Painted Hardiflex lining

SERVICES

Allowance to 15 metres
 Power Single phase underground power
 Water Water tapping & 2 garden taps
 Sewer Underfloor to connection point
 Stormwater All connections of downpipes & drains,
 100mm stormwater pipe
 Gas Connections within home only. Natural
 gas authority to supply meter & lead
 into home
 Telephone Wiring within house electrical plan.
 Owner to organise connection.
 Conduit and draw wire to supply point

ELECTRICAL

2 Phone point
 Smoke alarms/detectors (refer to plan)
 2 Exhaust fans (1 each to bathroom & ensuite)
 1 TV antenna
 2 TV points
 3 Double power points to kitchen
 2 Double power points to bedrooms & living
 rooms
 1 External double power point to alfresco area
 Downlights to kitchen & living area
 1 Standard light fitting to each bedroom

BASE

Class 'M' design concrete slab with associated footings
 Termite prevention treatment

INSULATION

Walls R2.5 wall batts to all external walls
 Ceilings R4.0 ceiling batts to all living area ceilings

STRUCTURE

Timber wall frame, studs @ 450 centres
 Timber roof truss & ceiling battens
 All external/exposed timber termite treated with paint
 Finish

PAINTING

Full 3 coat system throughout
 Walls Low sheen finish
 Ceilings Flat finish
 Doors, Architrave & skirting Low sheen finish

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WINDOWS & DOORS

Powdercoated aluminium sliding windows & door Frames
 Flyscreens to windows and sliding doors
 Windows to have keyed sash locks
 Obscure glazing to bathroom, ensuite & WC's
 Entry & Laundry doors with weather seals, entrance sets with deadbolts all keyed alike
 Front door – selection to choose from
 Roller door to garage with auto remote control

HEATING

Natural gas ducted central heating
 Natural gas instant hot water unit

INTERNAL FINISHES

Floor	Range of Carpet to bedrooms, cinema and lounge area Range of floor tiles to all other areas Refer to floor plans for clarification of floor finishes
Walls	Painted plasterboard to all areas Painted villaboard to wet areas
Wall tiles	Huge selection range Kitchen splashback Shower recess 2000 high Bath 600 above Vanities - mirror butts joinery Laundry trough 400 high
Ceilings	2400mm painted plasterboard ceiling
Doors	Painted flush panel doors Privacy sets to bathrooms & WC Passage sets to all other doors Rubber door stops
Skirting	Painted 67mm MDF bevel edge Skirting tile to all wet areas & WC
Architrave	Painted 67mm MDF bevel edge
Cornice	75mm cove plasterboard

APPLIANCES, FITTINGS & FIXTURES

Kitchen	Stainless steel electric oven, gas cooktop & rangehood 1½ stainless steel sink, single drainer Flick mixer
Bathroom & Ensuite	Bath with spout and mixer (refer plans) Fully framed shower screen (with pivot door refer plans for clarification) Inset Basin with mixer Shower head and mixer Towel rail Hand towel rail Mirror – length of vanity x 700 high Toilet Toilet roll holder
Laundry	Inset trough with mixer

JOINERY CABINETS

Kitchen	Laminate benchtop Laminate cupboard doors & overheads with edge strip
Bathroom & Ensuite	Laminate benchtop Laminate cupboard doors with edge strip
Laundry	Laminate benchtop Laminate cupboard doors with edge strip Overhead shelf to laundry
Robes	Painted sliding wardrobe door system 1 x high full width shelf and rod set 3 x 600 wide lower shelves
Linen	5 x full width shelves

COMPLETION

Complete professional house clean
 All building debris removed, site left clean & tidy
 Excess top soil spread & levelled around home
 3 month maintenance period