

Inclusions list is effective as of July 2022

PRELIMINARIES

Temporary Fencing.

OHS' cost including roof handrail.

ENERGY RATING, BAL RATING & FOUNDATION DESIGN

6 Star Energy Rating

BAL Assessment 12.5

Soil Classification Report and Engineers Slab Design

Slimline Rainwater tank 2000L

Slab Design by engineer



ADMINISTRATION PRELIMINARIES

Working Drawings

Specifications

Detailed Quote, Fixed Price contract.

Home Owners Building Warranty Insurance; Public Liability and Construction Insurance

Compliance Certificates

Building Permit

SERVICES

Connections to site

Single Phase Underground Power to meterbox upto 15Lm

Sewer Connection underfloor to connection point upto 10Lm

Water Lead in 15Lms / 20mm Blue line pipe from meter to dwelling

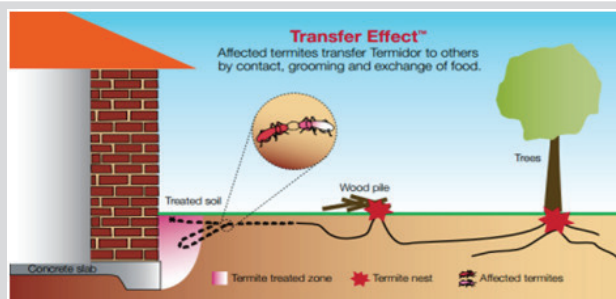
Stormwater discharge up to 15m

Gas connected within home only. Natural gas authority to supply meter & lead into home

Telephone wiring within house. Owner to organise connection. Conduit & draw wire to supply point

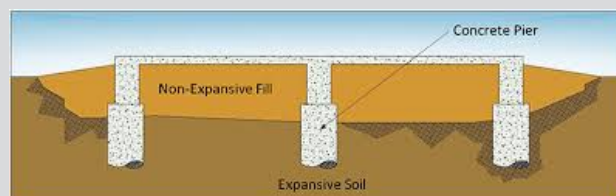
TERMITE TREATMENT

Termguard System;
Part A - Termguard Amoured Shields,
Part B - T2 Treated Frame Work



CONCRETE SLAB & FOOTINGS

Concrete slab to class **M**. Sand and pier construction to engineers requirements
 Site scrape up to 300mm of site fall Concrete pump included



ELECTRICAL MAINS & METERING

Temporary /Permanent Power Supply, Meter Box, 1 x 63 AMP, 4 RCDs, Earth

PLUMBING

Sewer Under Slab to Fixture Points

3 x Garden Taps

1x Water Fridge Point

Gas Instant Hot Water Service

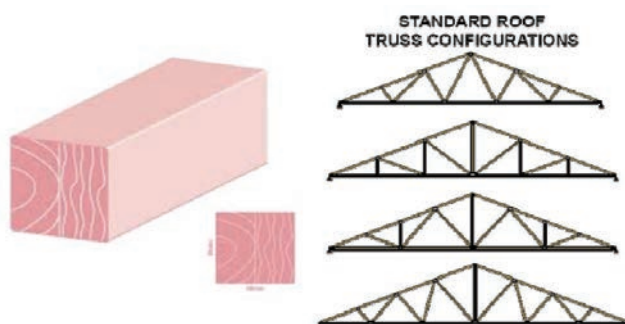


FRAMING MATERIAL - WALL FRAMES & ROOF TRUSSES

Timber Wall Frame Walls, Studs at 450mm centres not 600mm

Timber Roof Trusses & Metal Ceiling Battens

Ceiling Heights 2550mm



ROOFING

Custom Orb with choice of colour

Sisalation Paper

Colorbond Whirly Bird



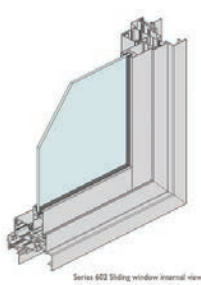
ALUMINUM WINDOWS & DOORS

Powder coated sliding aluminium windows and doors with key lock

Obscure glass to ensuite and bathroom

Flyscreens to Windows

Flywire door to Sliders



LOCK UP, EXTERNAL/INTERNAL DOORS & VERANDAH

Front Entrance Door/ Hume Selection Range

External Door/ Hume Selection Range

Internal Door/ Readicoat Internal Doors with Pre Primed MDF Jambs

Solid Timber Door Jambs to Wet Areas

Cushion Bumpers to Hinged Doors

All External/Exposed Timber Termite Treated with paint finish

Painted Timber 90*90mm Post outdoor area

EXTERNAL DOOR FURNITURE

Lockwood Passage Lever Set

Lockwood, Deadbolt, Paradigm, Keyed Alike



INTERNAL DOOR FURNITURE

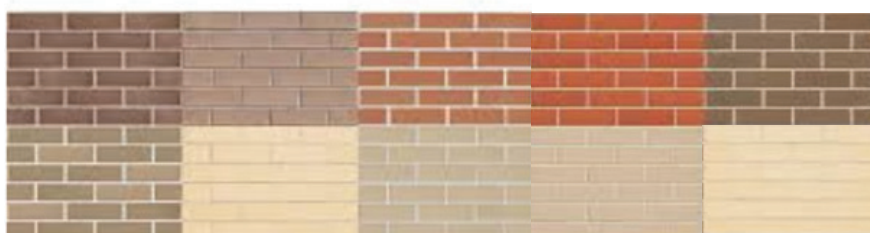
Lockwood Passage Lever Set

BRICKWORK

Selection from Legend Homes Austral standard range

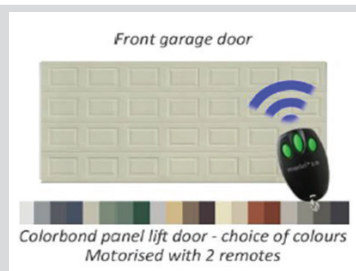
Standard Grey Mortar

Brickwork above Windows



GARAGE DOOR

Sectional Panel Lift/Roller Door with Colorbond coloured Finish



ELECTRICAL

2 x Fluorescent Diffusers 1200mm to Garage

240 volt LED Down lights to Living areas including kitchen

Batten light fittings to remaining areas of home

Internal Double GPO's

External Double GPO's

Smoke Detector - Hardwired

N.B.N Wiring

Exhaust Fans/Mistral/Self Sealing to Bathroom, Ensuite & WC's where there is no natural ventilation

3 x TV Points & Antenna

2 x Telephone points

Door Bell



HEATING

Ducted heating with ceiling outlets.



INSULATION

Walls R2.0

Ceiling R4.0



PLASTER & PAINT

3 coat paint system

75mm Cove Cornice

Skirting & Architraves 67*15mm

wattyl®



KITCHEN

Laminate to cupboards and bench tops chosen from selected builders range

Kitchen Sink 1 3/4 stainless steel with drainer

Legend Homes Standard range Sink Mixer

Laminate bench top 33mm Square or Rolled Edge

Overhead laminate cupboards

Laminate to cupboards with soft close feature

Selection of Legend Homes Handles

600mm Fisher & Paykel Electric Oven in wall/under bench

600mm Fisher & Paykel Gas Cooktop

Fisher & Paykel Dishwasher

600mm Fisher & Paykel Rangehood



BATHROOM

Laminate bench top 33mm Square or Rolled Edge

Laminate to cupboards and bench tops chosen from selected builders range

Raised Drop In Vanity Basin with plug & waste

Legend Homes standard Basin Mixer

Legend Homes standard Shower Mixer

Legend Homes standard Shower Rose

Legend Homes standard Shower Arm

Legend Homes standard Toilet Suite

4mm Polished Edge Mirror

Chrome Framed Shower Screen Pivot Door

Tiled Shower Base with Centre Drain

Shower Niche

Double Towel rail

Toilet Roll Holder

Exhaust Fan

Wall tiling - Standard Range



ENSUITE

Laminate bench top 33mm Square or Rolled Edge

Laminate to cupboards and bench tops chosen from selected builders range

Raised Drop In Vanity Basin with plug & waste

Legend Homes standard Basin Mixer

Legend Homes standard Shower Mixer

Legend Homes standard Shower Rose

Legend Homes standard Shower Arm

Legend Homes standard Toilet Suite

4mm Polished Edge Mirror

Chrome Framed Shower Screen Pivot Door

Tiled Shower Base with Centre Drain

Shower Niche

Double Towel rail

Toilet Roll Holder

Exhaust Fan

Wall tiling - Standard Range



LAUNDRY

Laminate Bench Tops with Square Edge

Laminate cupboards as per plan

Legend Homes standard Laundry Sink 45Ltr stainless steel

Legend Homes standard range Laundry Sink Mixer



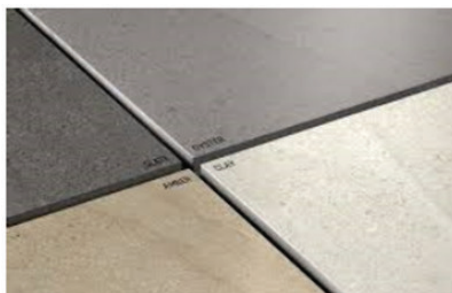
FLOOR COVERINGS

Selection from Legend Homes standard Tile Range

Selection from Legend Homes standard Carpet Range

Selection from Legend Homes standard Vinyl Plank Range

Colour Consultation with Colour Specialist



WINDOW COVERINGS

Blockout Roller Blinds



WARDROBE DOORS & SHELIVING

Painted Smart Robe Sliding Doors System

Robe Shelving 16mm Melamine, 1 high full width shelf & rod set, bank of 4 x 600mm wide lower shelves

Linen/Pantry Shelving 16mm Melamine, 4 full width shelves

Walk in pantry - Laminate benchtop, open cupboard and overhead cabinetry.

EXTERNAL WORKS

Flyscreens to all aluminium windows and doors

Standard Facade

OTHER INCLUSIONS

All Building Debris removed - site left clean & tidy

6 year Home Warranty Insurance

Excess Top Soil left in pile at back of block

3 Month Maintenance period

Clothes Line

Cross Over drive-way, paths, alfresco allowance (80m2 of external concrete paving.)



OUR SUPPLIERS:



LOCK UP WITH LOCKWOOD[®]

