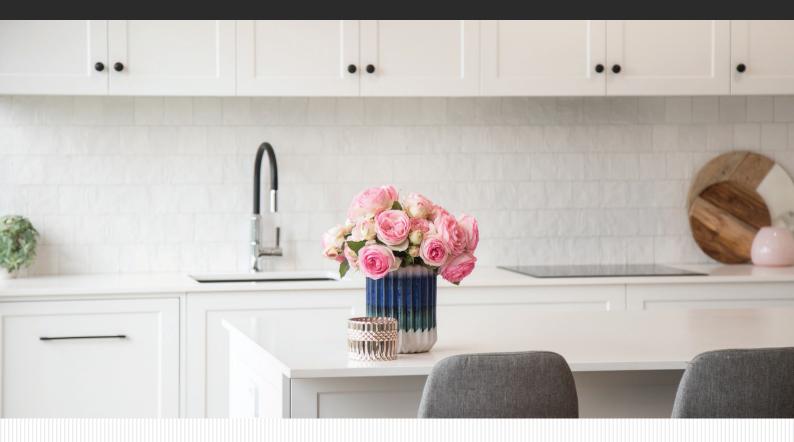


Inclusions List



PRELIMINARIES

- Building indemnity insurance O
 - Council application O
- First rate report (Energy efficiency report) O
- Designed to N3 (Max) wind design to AS1684 $\, \odot \,$
 - White ant treatment O
 - Colour selection with specialist O
 - Site inspection O
 - 13 week maintenance period O

ROOF COVER & INSULATION

- O Colorbond custom orb roof, gutter & fascia
- O Insulation R2.0 to external walls & R3.5 to ceiling
- O Sisalation foil to external walls & roof

WINDOWS

O Aluminium sliding doors & windows

FLOOR

Standard concrete raft slab (subject to engineers report) O Compressed sheeting particle board - where applicable O

FRAME & EXTERNAL FINISH

- Timber frame construction H2 90mm wall O
- 2.4m high ceilings & 25 degree roof pitch (subject to design)
- Brick or Hebel externally (subject to design) O
 - Lightweight cladding (subject to design) \bigcirc

DOOR & DOOR FURNITURE

- O Hume doors External & Internal flat style door
- O Gainsborough external trilock & contractor 100 G4 lever handles (6 styles to select from)

LININGS

- O 10mm plasterboard/villaboard
- O 6mm wet area flooring to wet areas for modular
- O 10mm supaceil to ceilings
- O 55mm cornice
- O 70mm painted MDF skirting & architrave



Inclusions List

PAINTING

- External 2 coat system from BLH colour range (1 colour) O
- Internal 3 coat system from BLH colour range (1 colour) O & 2 coat ceiling (white)

KITCHEN & JOINERY

- 32mm laminate post form benchtops O
- Laminated doors with square edging O
 - Soft closing drawers O
- Underbench oven & ceramic cooktop O
 - Rangehood canopy O
 - Hanging rail to WIR O

TILING

- 600mm splashback to kitchen O
- Floor tiling to bathroom(s), toilet, O & laundry with skirting
- 2.0m to shower and 1.2m tiling around all bathroom walls O
 - Standard strip freeze to shower area O

ELECTRICAL

- Generous amount of power points (plan specific) O
 - TV point(s) ○
 - Outside decorative light to external doors $\,\,$ $\,$
 - Tastic heat / fan light to bathrooms O
 - Batten light internally O
 - Telephone pre wire (draw wire only) O

PLUMBING FITTINGS

- 1525mm Bath with overflow O
- 900mm vanity to bathroom / vanity room areas 0 & 750 vanity to all ensuites (White)

- or as per design built in vanities

- All wet area items fitted with over flow (other than laundry)
 - Mirror to bathroom \cap
- Semi-frameless Glass shower screen with pivot door O
 - Caroma Quatro rain shower head 🔾
 - 1.5 bowl & drain kitchen sink O

 Flick mixers to all sinks O
 - Soft close china toilet(s) O
 - Rheem gas instantaneous hot water service O
- Joinery 2 door cupboard with 45L stainless steel tub O
 - Stainless Steel cabinet with 45L tub for modular O
 - Dual plumbing provision for rainwater O connection to WC & mains supply





OTHER CONNECTIONS / ITEMS

BLH will happily price these to suit location requirements

Please note fixtures & fittings are subject to availability and may be substituted without notice. This is a summary only, please refer to construction schedule.

ONSITE CONNECTIONS (NOT INCLUDED IN DESIGN PRICE)

- O Rainwater Tank
- O Stormwater
- O Sewerage connection including underfloor plumbing
- O Water Connections mains, rainwater
- O Power Connection from supply point on block

EXTRAITEMS

- O Built in robes
- O Optional heating / cooling packages
- O Extensive range of floor coverings available
- Window furnishings