

# ORACLE HOMES STANDARD INCLUSIONS

## TILES

Main floor tiles as per plan – Colour and descriptions as per colour selection

## CARPET

Medium duty carpet as per plan – Colour and description as per colour selection

## FENCING

1800mm high close paling fencing incl. one (1) gate as specified on plan

## LANDSCAPING

Turfing and landscaping as specified on plan

## SECURITY SCREENS

Hinged security screens to front entry, garage door and meals sliding door

## CEILING FANS

Wattmaster 3 blade to bedrooms

## AIRCONDITIONING

2.5hp split system R/C to living area

## BLINDS

Vertical blinds to all windows and sliding doors – Colour and description as per colour selection

## EXTERNAL CONCRETE

Exposed aggregate concrete to driveway, path and outdoor living as specified on plan

## CLOTHESLINE

Wall mounted powdercoated clothesline – Location as per plan

## LETTERBOX

Brick letterbox with metal insert

## ANTENNA

TV antenna including booster

## PRE CONSTRUCTION

**Building Application:** Standard Building Application fees & inspections (excluding bonds)

**Insurance:** Warranty and Construction Insurance

## SITE WORKS AND FOUNDATION

**Site Works:** Fixed price

**Bracing:** Wind category construction to suit locality

**Concrete Slab (where applicable):** Engineer designed slab & footings with control joints where applicable

## TERMITE PROTECTION

**Perimeter:** Perimeter of house is protected by visual inspections of vertical exposed concrete slab edge (Houses with face brickwork only)

**Perimeter:** Perimeter of house is protected by termite sheet material barrier (Houses with rendered and painted finish only)

**Penetrations and Control Joints:** Penetrations and Control Joints through the slab are to be protected by physical barriers

## TIMBER FRAMING

**Wall Studs:** at 450mm centres for extra wall strength.

Internal and external machine graded and seasoned pine

Trusses: Engineered designed spaced at 600mm centres

## WINDOWS

**Windows:** Aluminium windows with paint grade reveals

**Locks:** Key locks to all aluminium sliding windows

Flyscreens to all windows and security screens to all hinged and sliding doors

## METAL FASCIA/GUTTER

**Fascia:** Colorbond finish

**Gutter:** Colorbond finish Quad or Square profile

## ROOF

**Selection:** Concrete Roof Tiles (2 profiles) refer to colour selection

## ENERGY CONSIDERATIONS

**Sarking:** to external walls

**Sarking:** to entire roof

**Insulation:** R 2.5 Ceiling insulation (except external roof areas)

## PLUMBING AND DRAINAGE

**External taps:** 2 external hose cocks

**Water Pipes:** Copper piping throughout house (Poly from water meter to house)

**Down Pipes:** Colorbond finish

## ELECTRICAL

**Circuit breakers and Earth Leakage Devices:** included in meter box for safety protection

**Light Points and Power Points:** (internal & external) refer to electrical plan

**T.V points:** 2 of with 6 Im co-axial cable

**Oven:** Westinghouse POL660 Under bench in White or Stainless Steel

**Hot plates:** Westinghouse ceramic PHL285 in White or Stainless Steel

**Rangehood:** Westinghouse WRG607IS retractable recirculating rangehood

**Dishwasher:** Dishlex DX100SA

**Hot water service:** 250 litre off peak system

**Smoke Detectors:** hard wired with battery back up

**Telephone:** one point prewired (internal only)

**Light Fittings:** 240 volt downlight fittings to internal lights and 1200 mm single fluorescent light to garage

**External Lights under eaves:** Dux Button Light Fittings

**External Wall Mounted Lights:** Weatherproof bunker light

# ORACLE HOMES STANDARD INCLUSIONS

## BRICK WORK

**Brick Joints:** Natural mortar – raked or flush joints (refer to colour selection)

**Bricks:** Type and range as per colour selection

## GARAGE DOORS

**Sectional Overhead Garage door (where shown on plan):**

Colorbond ‘contemporary’ finish

Remote control unit including two (2) handsets

## DOORS

**Front Door:** Hume ‘Newington’ range of solid doors with clear glass (as shown)

**Internal Doors:** Hume ‘Caprice’ doors (paint grade)

**Door Stops:** White cushion door stops to all doors where possible

## DOOR FURNITURE

**Front Door:** Gainsborough ‘Ambassador’ 540SC Entrance hardware

**Internal Doors:** Gainsborough Contractor lever internal door hardware

**Privacy Locks:** to bathrooms and w.c

## SKIRTING AND ARCHITRAVE

**Skirting:** 68mm nominal size splayed skirting (paint grade)

**Architrave:** 42mm nominal size splayed architrave (paint grade)

## CABINET MAKING

**Kitchen:** Laminate bench top including ‘wrap down’ benchtop to servery

Laminate doors with white melamine interior 4 drawer set on metal runners with cutlery tray

Laminated overhead cupboards with white melamine interior (where shown)

**Bathroom vanities:** Laminate bench top

Laminate doors with white melamine interior 3 drawers with metal runners (where shown)

## TOWEL RAILS AND TOILET ROLL HOLDERS

**Towel Rail:** Metal double towel rail to bathroom and ensuite

**Toilet Roll Holder:** Metal toilet roll holders

## FITTINGS

**Kitchen Sink:** Stainless steel, 1 3/4 bowl

**Laundry Tub:** 45 litre– white

**W.C Suite:** Dual flush – white

**Vanity Basins:** Ceramic – white

**Bath Tub:** 1500mm Acrylic – white

**Taps:** Metal handles & spouts including concealed washing machine taps

**Sink Flick Mixer:** Chrome flick mixer to sink

## CERAMIC TILES

**Tile Range:** As per colour selection

**Kitchen Splash back:** 600mm in height above benchtop

**Bathrooms:** Floor, shower recess to 1800mm high, 600mm high over bath & one row of skirting tiles elsewhere

**W.C:** Floor & one row of skirting tiles

**Laundry:** 450mm splashback, floor & one row of skirting tiles (not included in garage laundry)

## ROBES

**Robe Doors:** Vinyl pre-finished sliding doors with coloured aluminium frame

**Robe Space:** Includes hanging rail and 1 top shelf

## MIRRORS AND SHOWER SCREENS

**Mirrors:** to all bathroom vanities, powder coated or anodised frame, full width of vanity x 900mm high

**Shower Screens:** Clear laminated framed screens. sliding or pivot door as shown

## PAINTING

**Internal:** Walls- Acrylic Wash & Wear paint (light base 3 coat system)

Ceilings/Cornice- Acrylic Flat (light base)

Doors, Skirting and Architraves- Gloss Enamel (light base)

**External:** External Doors- Gloss Enamel (light base)

Gables and Infill Panels- Acrylic Low Sheen (light base)

Feature Trims- Acrylic Low Sheen (light base)

Eaves- Acrylic Low Sheen (light base)

## AFTER SALES SERVICE

**Maintenance Period:** 6 calendar months for Queensland contracts

**Structural Guarantee:** 20 year structural guarantee (Conditions apply)

