



## **GRANNY FLAT STANDARD INCLUSIONS**

### SITE

- Home Owner's Warranty Insurance.
- Surveyor to ensure correct building position.
- Basix Energy Efficiency Certificate.
- Concrete slab or brick piers to engineers specifications ( max 300mm cut and fill).
- Excavation up to 300mm (cut and fill) – no soil removal included
- Connection to services (gas, water, sewage, electrical, data) up to 8 meters.
- Removal of all building waste (up to 10 cubic metres allowance).

### EXTERNAL

- Weatherboard Cladding – Builders range
- Concrete tiles from – Builders range
- Fascia and gutters - Colourbond/Lysaght range
- 80L Storage hot water System
- 1x garden tap
- Sisalation to all external walls (sarking)
- One external double power point
- Entry lights x2
- Digital TV antenna supplied and installed – point in living
- R3.5 ceiling insulation
- R2.5 external wall insulation
- Pest control management to slab

## INTERNAL WALLS, FLOORS, DOORS, WINDOWS & CEILING

- Lockable sliding windows – aluminium with fly screens
- Solid entrance door with deadlock
- Chrome or matte finish lever door handles
- Patterned internal doors with door stops
- Quality carpet or timber laminate flooring with underlay
- 90mm Cove cornices
- Industry standard 10mm plasterboard to internal walls and ceiling
- Half splayed architrave and skirting
- Internal privacy locks

## KITCHEN

- Quality laminate cupboard doors
- Quality handles to drawers and cupboards with softclose
- Overhead cupboards
- 40mm laminate bench tops
- 600mm tiled splashback (600×300) – white gloss
- Electric 4 burner cook top
- 60cm 5 function fan forced electric oven
- Matching range hood with washable filters (non ducted)
- 1.5 bowl sink with high rise mixer
- Brushed aluminium kick boards

## BATHROOM,WC & LAUNDRY

- Fully sealed and waterproofed
- Quality vanity unit with ceramic basin on legs
- Splash back to 600mm
- Quality tapware for vanity and shower mixer
- Vanity width pencil edged mirror
- Dual flush toilet – back to wall style
- 900 x 900mm shower & screen
- Skirting tiles
- 3 in 1 – heat, light and ducted exhaust to bathroom
- 600mm towel rail
- Toilet paper holder
- 600mmx300mm wall tiles from our selection
- 300mmx300mm floor tiles from our selection

## INTERNAL FIT OUT

- Internal hollowcore doors – Builders Range
- Quality locks from our selection
- Manhole

## PAINTING

- Your Choice of Colours from Dulux/Taubmans Interior Paint Range

## ELECTRICAL & PLUMBING

- Phone outlet in living area
- Smoke detector as per BCA requirements
- 12 double power points throughout
- 1 TV antenna point to living
- LPG cylinder connection
- 13 LED lights
- Water, sewer & stormwater connection to existing (8m allowance)
- Internal electrical sub-board

## OPTIONAL UPGRADES

- Colourbond roof – with R2.0 roofing blanket
- Landscaping – retaining walls, turf, etc.
- Security screens to all windows and doors
- Painted feature walls
- 40mm edged stone kitchen benchtop
- Polyurethane kitchen cabinets
- Reverse cycle inverter air conditioning (back to back) – 3.5kW
- Upgrade to electric heat pump or natural gas connection
- Clothes line
- Upgrade to larger windows (double glaze, low-E, tinted, toughen glass)
- Bath with shower over
- Tiles to ceiling
- Separate electricity meter
- Private water flow meter