

General Inclusions
Building Contracts (by Master Builder's Association) including specification, selections and main contract
Engineering Documentation - Soil report, wind speed rating, footings, stormwater and structural documentation.
Engineer inspection and certificate issued for pre-slab, slab, and timber framework stages of work
Construction Plan Drafting
Energy Efficiency Report
Council Approvals
CITB Levy payment
Building Indemnity Insurance
Construction site public liability, and general insurance
3-month maintenance period
5 Year Builder's Warranty
Onsite amenities and waste disposal during construction,
Removal of all building debris prior to handover
Professional Cleaning of internal of construction
Footings and Site works (to be confirmed upon receipt of Engineering Report)
Site cut and fill to suit site levels dictated on plans
Slab and Beam Raft footing to suit Engineering Recommendations
50mm compaction to underfloor
Damp-proof membrane
Engineer inspection of pre-slab and slab with certificate of inspection issued
Removal and dumping spoil created as a result of footings
Does not include removal of trees or significant vegetation or discovery of rock on site.
Termite Treatment to all slab penetrations
Insulation (will be upgraded at builder's cost if required to meet Energy Efficiency requirements)
R2.0 Glasswool batts to External walls (excluding carport)
R4.0 Glasswool batts to ceiling
Windows - (standard 3mm glazed windows will be upgraded at Builder's Cost is required to meet Energy Efficiency requirements)
Aluminium Frame powder-coated windows and sliding doors in dimensions as depicted on design
Vent Locks (keyed alike) and fly-screens to all windows and sliding doors
Obscure glass to bathrooms and toilet rooms, and where required for privacy, clear glass to all other windows.
Garage
Undercover carport for 1 car
Panel door with remote control operation
Roofing
Colourbond fascias, gutters in colour to suit design
PVC downpipes with painted finish
Zincalume roofing to all non-visible roof areas
Eaves included if denoted on design

Porch Area Under Main Roof
Concrete floor as part of main house slab
External 300x300mm tiles laid square from Beaumont Tiles Silver Range
Internal Linings
10mm Plasterboard to all walls
10mm Span600 to Ceilings
6mm Villaboard to wet areas, 10mm Aquacheck to Laundry rooms
Gyprock reveal windows and sliding doors
75mm Cornice
75mm Bevelled edge Architraves and 90mm Bevelled edge Skirtings
Door frames 110mm x 30mm customwood
Staircase
MDF staircase by Stairlock with timber handrail
Doors and Door Furniture
Builder's Range glass infill door to front entry
Weatherseals to all external doors
Entrance and all hinged external door frames in meranti
Gainsborough Trilock Series Lever Set to front Entry
Corinthian Impressions range hollow fill smooth skin internal doors with painted finish
Quality Gainsbororough 100mm loose pin hinges to all doors.
Gainsborough Amelia Leversets in satin chrome to all internal hinged doors
Door stops to all doors
Window Furnishings
Blinds to all windows and sliding doors (combination of Verticals and Roller Blinds).
Plumbing
Water reticulation system in polybutylene
Gas services to appliances and hot water service
Client choice of either Gas Boosted Solar Hot water Service, or 1.5kW Photovoltaic solar energy system in conjunction with Rinnai B16 Instantaneous Gas Hot Water Service
Seima Acero Kitchen Sink 1 and 1/2 bowl to kitchen SKS-009
Seima Kato SMT-10K Kitchen and Laundry Sink Mixer
Laundry cabinet SLC-600B
Maxton Stylus White Acrylic Bath 1525mm MX5W
Seima Kyra Abovemount sinks (SBC-017 and SBC-210)
Seima Limni II STO-15 Toilet Suites
Seima SMT-10S Shower/Bath Mixers
Seima Kato SMT-10B basin mixers
Alder Designer Shower Rail
Eden Chrome Bath Outlet
Seima Chrome Round Toilet Roll Holder
Seima Chrome Round Double Towel Rail 600mm
Seima Chrome Round Towel Ring
External Inclusions and services
Two garden taps (1front 1rear) wall mounted and recycled water taps in same location
Stormwater connection to street
Sewer connection to street
Water connection to street including connection to ReWater Recycled water system (in Lightsview)
Electrical connection to street
Gas lead-in from street
Fibre Optic service by Opticomm with all Builder's pre-wiring included
External construction and cladding

Timber framework as Engineered for design (with trenched 90mmx45mm top and bottom plates to avoid twisting studs & damp proof membrane)
Combination of Lightweight claddings to external of building to suit structure
CSR Designer series cladding to front façade
Rendered finish to front and rear elevations as denoted on plans
Ground floor 2700mm, First floor 2400mm ceiling height
Glass balustrade to balcony
External Finishes
Clothesline, and letterbox supplied and installed by builder
Front fencing by builder (where required)
All side and rear Fencing and retaining walls by builder
External yard concrete and plant boxes installed by builder
Front driveway and crossover
Front landscaping and footpath included
Painting
3-Coat system using Dulux Paints throughout
Ceiling flat 100% acrylic finish in one colour throughout
Flat or Matt Finish to all walls
Doors, architraves and skirting in enamel Semi-Gloss in same colour as corresponding walls
External painting where required with Dulux Paint (3-coat system) External Weathershield acrylic in colours to suit external finishes.
Joinery
Quality Farquhar Kitchen Centre cabinetry throughout
Laminate cabinetry with Caesarstone Benchtops to Kitchen and Bathrooms
Underbench cupboards in 2mm ABS Edge laminate with white melamine interior and high impact edging
Overhead cupboards included to rear wall of Kitchen
Handles from Xtraordinary's chosen range
Shelving and drawers to kitchen cabinets as per design
Built in robes where shown on plan in melamine finish with 1 door mirror finish with top shelf and hanging space.
Tiling
Floor and wall tiles from Beaumont's Silver Range tiles (standard size and laid square)
Skirting tile and floor tile to toilet room
1200mm wall tiling and floor tiling to bathroom and ensuite with 2000mm tiled shower cubicle and fully tiled bath hob
Cooktop splashback to kitchen and sink splashback where applicable. Splashback to height of overhead cupboards or to 600mm high in the absence of overhead cupboards
Waterproofing to whole floor of ensuite and bathroom
Tile to balcony floor
Tiling to all sliding and external door steps (with rendered risers)
Flooring
8mm Timber Laminate to ground floor living, and Carpet to Stairs, upper passage and bedrooms.
Appliances
Euro Cooktop - Stainless Steel Four-burner Gas hotplate
Euro Stainless Steel Fan Forced Electric underbench Oven
Euro Stainless Steel Pull out rangehood built into cabinetry
Euro Stainless Steel Dishwasher installed underbench
Glazier
Clear Glass Semi-framed shower screen with bright silver framework and hinging custom measured and built to suit shower cubicles in all bathrooms and ensuite
Frameless Bevelled edge mirror to all vanities to suit design

Electrical
Ample Double powerpoints to each room internally (excluding toilet room)
Standard Light Points to all rooms
Hardwire smoke detectors with battery backup in accordance with AS3786
Multi-function Exhaust fan/Light/Heater to bathroom and ensuite (stainless steel colour)
Power provisions for dishwasher, oven, microwave, range hood
Two Television points and Two Telephone points
Electrical layout as per design plan
One light point to frontage of house (either portico or wall mounted in absence of entry portico)
One light point to rear of house (at rear door wall mounted or under eaves)
One external double powerpoint to rear of house
One external power provision for Hot Water service & one for Rainwater tank pump
Earth leakage electrical safety switch
Airconditioning
Ducted reverse cycle airconditioning
Stormwater
Discharge of roof water to street in accordance with Engineering Recommendations. All stormwater pipe in 90mm PVC. Does not include retention/detention systems).
Notes:
Xtraordinary Construction's Standard inclusions are subject to change without notice.
The client must provide access to the construction site in all weather via a public road.