



XTRAORDINARY
CONSTRUCTIONS

Lifestyle Range - Inclusions - August 2015

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

Encumbrance Approvals

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 up to 300mm

Slab and Beam Raft footing to suit M-Class Soil

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

External Inclusions and services

Two garden taps (1front 1rear) wall mounted

Telecommunications or NBN conduit to street (for sites with up to 8m set back from street)

Sewer connection to street (for sites with up to 8m set back from street)

Water connection to street (for sites with up to 8m set back from street)

Electrical connection to street (for sites with up to 8m set back from street)
Gas lead-in from street (for sites with up to 8m set back from street)
External construction and cladding
Timber framework as Engineered for design (with trenched 90mmx45mm top and bottom plates to avoid twisting studs & damp proof membrane)
Brick Veneer Construction or CSR Hebel PowerPanel where noted on design
Standard size PGH bricks from Xtraordinary's range in rolled joint Finish
Ceiling heights 2700mm (ground floors) 2550mm (upper floors)
Steel lintels over all openings and brickwork above wall openings where required on design
Insulation (may change pending Energy Efficiency report)
R2.0 Glasswool batts to External walls (excluding garage)
R4.0 Glasswool batts to ceiling
Windows - (glazing may change pending Energy Efficiency report)
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 Door
Panel Lift Door with 2 Remote Controls to garage frontage (Roller Door to any rear garage openings if marked on plans)
Roofing
Colourbond fascias, gutters and downpipes in colour to suit design
Colourbond Orb Roofing in standard colour
25degree roof pitch
Eaves included if denoted on design
Porch/Alfresco Areas Under Main Roof
Pillars as denoted on plans
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 Cove Cornice
75mm Bevelled edge Architraves and 90mm Bevelled edge Skirtings
Door frames 110mm x 30mm customwood
Doors and Door Furniture
Glass Infill Entrance door from Builder's Range
Solid external door to rear of garage from Builder's Range
Weatherseals to all external doors

Entrance and all hinged external door frames in meranti
Gainsborough Trilock Series 890 Lever Set in Satin Chrome to front and rear hinged doors (keyed alike to all other entrance sets and deadbolts where applicable).
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. Privacy locks included to all Master Bedrooms, Ensuite, Bathrooms, Toilet rooms. Additional Double Cyliner Deadlock fitted to internal doors leading to garages
Gainsborough Radius Corner Flush Pull handles in Satin Chrome to all internal cavity sliding doors (where applicable)
Door stops to all hinged doors, grooved bottom rail to all cavity sliding doors
Painting
3-Coat system using Dulux Paints throughout
Ceiling flat 100% acrylic finish in one colour throughout
Flat or Matt Finish to all walls and wet areas (client choice of one colour for wet areas and a separate colour for all other internal 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
Client choice of laminate colours from Xtraordinary's range
20mm Caesarstone Benchtops to all Kitchen
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
Shelf and Hanging rail to Walk-in-Robe
Built in robes where shown on plan in melamine finish with 1 door mirror finish with top shelf and hanging space.
Linen cupboards in 2mm ABS Edge laminate with white melamine interior adjustable shelves.
Laundry customised cabinetry to suit design with laundry trough built into custom cabinetry. Work bench and underbench cupboards where shown on design. Laundry cabinetry in 2mm ABS Edge laminate.
Bathroom and Ensuite vanities all 500mm wide 10x10 Profile laminate benchtops unless specified as 300mm wide due to space constraints
Bathroom and Ensuite vanities all customised with underbench cupboards to suit design.
Tiling
Choice of 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 bathrooms and ensuites 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
Tiling to all sliding and external door steps (with rendered risers)

Appliances
Bassano Omega Cooktop - Stainless Steel Four-burner Gas hotplate 0G60XA
Bassano Omega Stainless Steel Fan Forced Electric underbench Oven 00651XB
Bassano Omega Stainless Steel Pull out rangehood built into cabinetry OA416X60
Service Provision for Dishwasher
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
Plumbing
Water reticulation system in polybutylene
Rainwater loop plumbing to internal Toilet (provisions provided for Rainwater tank and pump install. Tank and pump not included)
Gas services to appliances and hot water service
Rinnai B16 Instantaneous Gas Hot Water Service
Seima Acero Kitchen Sink 1 and 3/4 bowl to kitchen SKS-001-RD
Acero Seima 45L Stainless Steel Laundry Trough inset into custom built cabinetry SKS-007
Maxton Stylus White Acrylic Bath 1525mm MX5W
Seima Drop in Oval Ceramic Vanity Basin SBC-201 or Semi-recessed basin SBC-205 depending on vanity width
Seima Select STO-01S Select Ceramic Close Coupled Toilet Suites
Seima Select Mixer SMT-01K-1 mixer to Kitchen and Laundry sinks. 40mm
Seima Select Shower/bath mixers SMT-01S-1
Seima Select Basin Mixers SMT-0B-1
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
Stairs
MDF Staircase in configuration as shown on plans (double storey designs only)
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.
All construction sites must be reasonably cleared of all vegetation, debris and refuse by the owner prior to commencement of construction
Any additional requirements for construction as a result of Engineering, Council requirements, Development encumbrances, supply of services to subdivided land, owner preferences or requests or site constraints are to be at the owner's expense.
Exclusions:
Landscaping, fencing and retaining walls (if required)
Airconditioning
Concrete driveway or perimeter paths
Flooring (apart from wet areas)
Dishwasher
Stormwater and/or rainwater tank and pump system