

# ADVANTAGE PLUS INCLUSIONS

## Pre-Construction

- Home owners warranty insurance.
- Price is based on a fully serviced standard lot up to 500m<sup>2</sup> with maximum 500mm fall across the building envelope.
- Certified soil and wind rating certificate.
- Contour survey.
- Up to (& including) M Class concrete slab to engineer's design.
- Building certification fees, plumbing, drainage fees including inspections.\*
- Standard 6m setback from front boundary to outer most point.
- 6 months maintenance period. (conditions apply)
- 25 Year Structural Guarantee.

## Termite Protection & Framing

- Penetrations, perimeters and control joints protected by physical barriers.
- Engineered, pre-fabricated timber frame and trusses.
- N2 wind rating.

## External

- Roof pitch 22.5°.
- Colorbond metal fascia and gutters.
- Concrete roof tiles.
- Broom Finish Concrete to Alfresco and Porch
- Aluminium windows and sliding doors with keyed locks.
- Wall wrap to external walls.
- R1.5 Insulation batts to lightweight cladded areas.
- Bricks from selected builders range.
- QLD: Natural mortar with round ironed joints.
- NSW: Off white mortar with yellow sand and round ironed joints.
- Colorbond sectional garage door with remote control and 3 transmitters.
- 820mm Feature front entry door.
- Entrance set to all hinged external doors.
- Rinnai B26 continuous, gas HWS.
- Painted PVC downpipes.
- 2 External garden taps.
- Up to 5 External yard gullies if required.

## Internal

- 2440 mm ceiling height. (2440 to Upper Floors)
- R2.5 insulation batts to ceilings excluding porch.
- 10mm plasterboard to walls and ceilings unless noted otherwise.
- 6mm fibre cement sheeting to bathroom and ensuite walls.
- 90mm cove cornice throughout.
- 66mm x 11mm skirting.
- 42mm x 11mm architrave.
- Redicote internal doors.
- Lever internal passage sets.
- White door stops.
- Built in linen cupboards with 4 melamine shelves and aluminium framed sliding doors with pre-finished vinyl fronts (design specific)
- Built in wardrobes with aluminium framed sliding doors and pre-finished vinyl fronts, one melamine shelf with hanging rail to all bedrooms and walk in robe to Bed 1 (design specific)
- Flat acrylic paint finish to all ceilings.
- Low sheen, 3 coat paint finish to all internal walls.
- Gloss enamel finish to all internal doors and woodwork.

## Two Storey Design

- R1.5 insulation batts to lightweight cladded areas.
- Internal stairs consist of carpet grade treads, risers & landing with plasterboard dwarf wall & painted timber cap.
- Storage area under stair is unlined.

## Kitchen

- Kitchen joinery with melamine cabinetry, drawers & doors with stainless steel handles.
- Laminated front with PVC square edge doors.
- Laminate bench tops from selected builders range.
- Ceramic tile splash back 600mm high above bench top.
- 1<sup>3</sup>/<sub>4</sub> bowl stainless steel sink.
- Chrome plate sink mixer.
- 60 cm Omega multifunction oven.
- 60 cm Omega 4 zone cook top.
- 60 cm Omega canopy rangehood.
- Dishwasher provision.

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## Bathroom, Ensuite and WC

- Clear glazing to windows.
- Vanity unit with melamine cabinetry and stainless steel handles (design specific)
- Laminated front with PVC square edge doors.
- Laminate vanity bench tops.
- Ceramic wall & floor tiles from selected builders range.
- Framed pivot shower screen with laminated glass.
- Frameless polished edge mirror above vanity.
- 1675mm acrylic bath where applicable.
- Drop in counter vanity basin.
- Close Coupled dual flush toilet suite.
- Chrome plate basin mixer to vanity unit.
- Shower rail with wall mixer.
- Wall mixer with chrome plate bath spout.
- Chrome plate towel rail and toilet roll holder.
- 100mm Ceramic skirting tile.
- Tiled shower base.

## Laundry

- Ceramic tiled floor.
- 100mm Ceramic skirting tile.
- Ceramic tile splashback 600mm high above tub.
- 45 litre stainless steel tub and metal cabinet.
- Chrome plate flick mixer.
- Chrome plate washing machine stops.

## Electrical

- Telephone line lead-in from street.
- Light points with plastic cowls
- Fluorescent light to garage.
- Power points as per electrical plan.
- TV point to living area, additional to upper floor if 2 storey.
- 1 Phone point to kitchen.
- 1 Data point.
- Exhaust fans as required for ventilation (design specific)
- Selected ceiling fan light to alfresco.
- Provide Photo-Electric Smoke Alarms to Dwelling as required.

### PLEASE NOTE:

Oracle Platinum Homes reserves the right to alter designs and specifications and substitute the make, model or type of any standard inclusion to a product of equivalent standard without notice.

\*BASIX Compliant where applicable