

## CRYSTAL INCLUSIONS

### Pre-Construction

- Lifetime structural warranty<sup>1</sup>.
- 12 months maintenance period<sup>1</sup>.
- Home owners warranty insurance.
- Building certification fees, plumbing, drainage fees including inspections.
- Certified soil and wind rating certificate.
- Contour survey.
- M class concrete slab to engineer's design.
- Standard 6m setback from front boundary to outer most point.
- Price is based on a fully serviced standard lot up to 500m<sup>2</sup> with maximum 500mm fall across the building envelope.

### Termite Protection & Framing

- Engineered H2 timber frame and trusses OR Truecore steel frame and trusses<sup>2</sup>.
- N2 wind rating.
- Penetrations, perimeters and control joints protected by physical barriers.

### External

- Concrete roof tiles OR Colorbond metal roof<sup>3</sup>.
- Roof pitch 22.5°.
- Colorbond metal fascia and gutters.
- Painted PVC downpipes.
- Two external garden taps.
- Rinnai B26 continuous gas HWS.
- Provision for up to five external field gullies.
- Single height bricks.
- Off-white mortar with round ironed joints.
- Wall wrap to external walls.
- R1.5 insulation batts to lightweight cladded areas<sup>4</sup>.
- Aluminium windows and sliding doors with keyed locks.
- Colorbond sectional garage door with motor and three transmitters.
- Choice of stained or painted feature front entry door, up to 1200mm wide<sup>5</sup>.
- Lever tri lock to entry door.
- Entrance set and double cylinder dead lock to all other external hinged doors.
- Tiled finish to porch and alfresco.

### Internal

- 2590mm ceiling height.
- R3.0 insulation batts to ceilings excluding porch.
- Feature panel internal doors.
- Lever internal passage sets with privacy latches to bathroom, ensuite, powder room, and WC.
- Magnetic door catches.
- Built in wardrobes with framed mirror sliding doors, one melamine top shelf, one bank of four 450mm wide shelves, and one hanging rail to all bedrooms and walk in robe to master.
- Built in linen cupboards with four melamine shelves.
- 66mm x 18mm skirting.
- 42mm x 18mm architrave.
- 90mm cove cornice throughout.
- 10mm plasterboard to walls and ceilings unless noted otherwise.
- 6mm fibre cement sheeting to bathroom and ensuite walls.
- Gloss enamel finish to all internal doors and woodwork.
- Low sheen three coat paint finish to all internal walls.
- Flat acrylic two coat paint finish to all ceilings.

### Two Storey Design

- 2440mm ceiling height to upper floor.
- R1.5 insulation batts to lightweight cladded areas.
- Internal stairs consist of stained durian treads, risers and landing with plasterboard dwarf wall and stained durian timber cap.
- Storage area under stairs.
- Powder coated aluminium handrail to balcony<sup>4</sup>.
- Tiled balcony floor<sup>4</sup>.

Client initials: \_\_\_\_\_

## CRYSTAL INCLUSIONS

### Kitchen

- 40mm edge stone bench tops.
- Kitchen joinery with melamine cabinetry and laminated front to doors and drawers.
- Soft-close doors and drawers
- Overhead cupboards with bulkhead and shadow line above.
- Stainless-steel handles to cabinets and drawers.
- Choice of glass or tile splash back 600mm high above bench top.
- Undermount double bowl stainless-steel sink.
- Round stainless-steel sink to scullery<sup>4</sup>.
- Chrome plate sink mixer.
- Cold water point to fridge space.
- 900mm Omega ceramic cooktop and 900mm Omega multifunction oven OR 900mm Omega freestanding upright cooker
- 900mm Omega glass canopy rangehood.
- 600mm Omega dishwasher.

### Bathroom, Ensuite, Powder room, and WC

- 20mm stone vanity tops.
- Vanity unit with melamine cabinetry and laminated front to two doors and three drawers<sup>4</sup>.
- Stainless-steel handles to vanity.
- Wall, floor, and skirting tiles.
- Tiled shower base.
- Tile insert floor waste.
- Above counter vanity basin.
- Semi frameless pivot shower screen with laminated glass.
- Built-in Tiled Shower niches 450h x 450w
- 1675mm acrylic bath<sup>4</sup>.
- Chrome plate basin mixer to vanity unit.
- Chrome plate shower rail with wall mixer.
- Chrome plate wall mixer with bath spout.
- Chrome plate towel rail and toilet roll holder.
- Back to wall dual flush toilet suite with soft-close lid.
- Frameless polished edge mirror above vanity.
- Obscure glazing to windows.

### Laundry

- 20mm stone benchtop<sup>5</sup>.
- Laundry joinery with melamine cabinetry and laminated front to doors<sup>5</sup>.
- 45 litre stainless-steel tub.
- Tile splashback 600mm high above tub.
- Floor and skirting tiles.
- Chrome plate flick mixer.
- Chrome plate washing machine stops.

### Electrical

- LED downlights as per electrical plan.
- Ceiling fan to bedrooms.
- Ceiling fan to alfresco.
- Externally ducted exhaust fans for showers.
- Fluorescent light to garage.
- NBN ready including home hub.
- Power points as per electrical plan.
- TV points to living, master, and media room.
- One Data point.
- One Phone point to kitchen.
- Telephone line lead-in from street.
- Provide photo-electric smoke alarms to dwelling in accordance with current legislation.
- Single phase underground electrical connection to externally mounted meter box.

Client initials: \_\_\_\_\_

#### 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.

All Fixtures, Fittings, and Finishes are offered from Oracle Platinum Homes standard range only.

<sup>1</sup>Terms and conditions apply.

<sup>2</sup>Truecore steel frame and trusses only offered when selected in conjunction with Colorbond metal roof.

<sup>3</sup>Colorbond metal roof only offered when selected in conjunction with Truecore steel frame and trusses.

<sup>4</sup>Applicable when shown on the standard design plan.

<sup>5</sup>Applicable only when able to be accommodated on standard design plan.

## CRYSTAL INCLUSIONS

### Turnkey Inclusions (Optional)

- Floor tiles to main floor area<sup>6</sup>.
- Carpet to bedrooms, including media, and study<sup>6</sup>.
- Roller blinds to windows and sliding doors.
- TV antenna<sup>7</sup>.
- Exposed aggregate driveway up to 45m<sup>2</sup>.
- 1800mm high closed timber paling fence up to 65Lm, including one gate.
- Wintergreen turf to suit block size up to 500m<sup>2</sup><sup>8</sup>.
- Garden bed up to 6m<sup>2</sup>.
- Up to five external field gullies.
- Flyscreens to all openable windows.
- Barrier screen doors to sliding and hinged doors (excluding entry).
- Poly-tek rendered look letterbox.
- Single wall-mounted fold down clothesline.
- Reverse cycle split system air-conditioner to suit master.
- Reverse cycle split system air-conditioner to suit living.

Client initials: \_\_\_\_\_  
(For Turnkey Option Only)

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<sup>6</sup>Main floor tiles and carpet as per standard design flooring layout plan.

<sup>7</sup>Blinds will not be installed to stair windows, or kitchen splashback windows.

<sup>8</sup>Turf allowance is for within the boundaries of the block only.