

## JADE 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
- S 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

- Truecore steel frame and trusses.
- N2 wind rating.
- Penetrations, perimeters and control joints protected by physical barriers.

### External

- Colorbond metal roof.
- 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.
- Natural mortar with round ironed joints.
- Wall wrap to external walls.
- R1.5 insulation batts to lightweight cladded areas<sup>2</sup>.
- Aluminium windows and sliding doors with keyed locks.
- Colorbond sectional garage door with motor and three transmitters.
- Feature front entry door.
- Lever entrance set including double cylinder dead lock to all hinged external doors.
- Broom finish concrete to alfresco and porch.

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

### Internal

- 2440mm ceiling height.
- R2.0 insulation batts to ceilings excluding porch.
- Redicote internal doors.
- Lever internal passage sets with privacy latches to bathroom, ensuite, powder room, and WC.
- White cushion door stops.
- Built in wardrobes with vinyl sliding doors, one melamine shelf, and one hanging rail to all bedrooms and walk in robe to master.
- Built in linen cupboards with four melamine shelves.
- 66mm x 11mm skirting.
- 42mm x 11mm 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 two 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 cover grade treads, risers and landing with plasterboard dwarf wall and painted timber cap.
- Storage area under stairs.
- Powder coated aluminium handrail to balcony<sup>2</sup>.
- Tiled balcony floor<sup>2</sup>.

### Kitchen

- Laminate bench tops.
- Kitchen joinery with melamine cabinetry and laminated front to doors and drawers.
- Stainless-steel handles to cabinets and drawers.
- Tile splash back 600mm high above bench top.
- 1&3/4 stainless-steel sink.
- Round stainless-steel sink to scullery<sup>2</sup>.
- Chrome plate sink mixer.
- 600mm multifunction oven.
- 600mm four zone cook top.
- 600mm slide-out rangehood.
- Dishwasher provision.

## JADE INCLUSIONS

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

- Laminate bench tops.
- Vanity unit with melamine cabinetry and laminated front to two doors<sup>2</sup>.
- Stainless-steel handles to vanity.
- Wall, floor, and skirting tiles.
- Tiled shower base.
- Chrome plate floor wastes.
- Drop in counter vanity basin.
- Semi framed pivot shower screen with laminated glass.
- 1525mm acrylic bath<sup>2</sup>.
- Chrome plate basin mixer to vanity unit.
- Chrome plate shower rose with wall mixer.
- Chrome plate wall mixer with bath spout.
- Chrome plate towel rail and toilet roll holder.
- Close coupled dual flush toilet suite.
- Frameless polished edge mirror above vanity.
- Obscure glazing to windows.

### Laundry

- 45 litre stainless steel tub and metal cabinet.
- Tile splashback 600mm high above tub.
- Floor and skirting tiles.
- Chrome plate flick mixer.
- Chrome plate washing machine stops.

### Electrical

- Batten light fittings as per electrical plan.
- Ceiling fan/light to alfresco.
- Externally ducted exhaust fans for showers.
- Fluorescent light to garage.
- NBN ready including home hub.
- Power points as per electrical plan.
- Tv point to living.
- 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: \_\_\_\_\_

### Turnkey Inclusions (Optional)

- Floor tiles to main floor area<sup>3</sup>.
- Carpet to bedrooms, including media, study, and stairs<sup>3</sup>.
- TV antenna.
- Broom finished concrete 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>4</sup>.
- Up to five external field gullies.
- Letterbox.
- Single wall-mounted fold down clothesline.

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

### 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>Applicable when shown on the standard design plan.

<sup>3</sup>Main floor tiles and carpet as per standard design flooring layout plan.

<sup>4</sup>Turf allowance is for within the boundaries of the block only.