

QUARTZ INCLUSIONS

Pre-Construction

- Lifetime structural warranty¹.
- 12 months maintenance period¹.
- 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 500m² with maximum 500mm fall across the building envelope.

Termite Protection & Framing

- Engineered H2 timber frame and trusses OR Truecore steel frame and trusses².
- N2 wind rating.
- Penetrations, perimeters and control joints protected by physical barriers.

External

- Concrete roof tiles OR Colorbond metal roof³.
- 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 areas⁴.
- 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.
- R2.5 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 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 cover grade treads, risers and landing with plasterboard dwarf wall and painted timber cap.
- Storage area under stairs.
- Powder coated aluminium handrail to balcony⁴.
- Tiled balcony floor⁴.

Kitchen

- 20mm stone bench tops.
- Kitchen joinery with melamine cabinetry and laminated front to doors and drawers.
- Soft-close doors and drawers
- Overhead cupboards with bulkhead above.
- Stainless-steel handles to cabinets and drawers.
- Tile splash back 600mm high above bench top.
- Double bowl stainless-steel sink.
- Round stainless-steel sink to scullery⁴.
- Chrome plate sink mixer.
- Cold water point to fridge space.
- 600mm multifunction oven.
- 600mm four zone cook top.
- 600mm canopy rangehood.
- Dishwasher provision.

QUARTZ INCLUSIONS

Bathroom, Ensuite, Powder room, and WC

- 20mm stone vanity tops.
- Vanity unit with melamine cabinetry and laminated front to two doors⁴.
- 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.
- 1675mm acrylic bath⁴.
- 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.
- 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

- 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 room⁴.
- 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 area⁵.
- Carpet to bedrooms, including media, study, and stairs⁵.
- Vertical blinds to windows and sliding doors⁶.
- TV antenna.
- Exposed aggregate driveway up to 45m².
- 1800mm high closed timber paling fence up to 65lm, including one gate.
- Wintergreen turf to suit block size up to 500m²⁷.
- Garden bed up to 6m².
- 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)

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.

¹Terms and conditions apply.

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

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

⁴Applicable when shown on the standard design plan.

⁵Main floor tiles and carpet as per standard design flooring layout plan.

⁶Blinds will not be installed to stair windows, or kitchen splashback windows.

⁷Turf allowance is for within the boundaries of the block only.