

LIST OF PREMIUM STANDARD INCLUSIONS

Outside
Garage
ROOF — Colorbond roof garage, plaster ceiling, concrete floor.
INFILL — Paint finished fibre cement infill above front door opening. Refer to standard working drawings for actual sizes.
INFILL — Brick infill above front door opening. Refer to standard working drawings for actual sizes.
Remote — Electrical powered remote control unit to front garage door(s) with 3 hand held transmitters.
Pedestrian door (Home Specific)
DOOR FRAME — Aluminium frame with sealer undercoat and low sheen acrylic top coats paint finish.
DOOR — Weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish.
DOOR FURNITURE — Entry set keyed alike to front door.
ACCESS — Internal access door from garage to house.
Brickwork
BRICKS — From MetInvest by Metricon external colour schemes.
MORTAR — Natural colour rolled joints.
Render
Coloured render from MetInvest by Metricon external colour schemes (product specific).
Roof
Colorbond Corrugated Coloured Roof.
Light weight cladding (home specific)
Various wall claddings.
Roof plumbing
Metal fascia and barge, quad gutter with rectangular downpipes.
Front entry door
Paint finished with glass panels, 2040mm x 820mm facade specific.

Front door entry set
Canterbury Castor Entry Lockset.
Outdoor room (home specific)
Painted plaster ceiling, concrete floor to outdoor room.
Insect screens
WINDOWS — Aluminium insect screens with fibreglass mesh fitted to all openable windows.
DOORS — Aluminium insect screens with fibreglass mesh, grilled barrier & keyed lock to external sliding & hinged doors.
Driveway
Concrete driveway. Refer to MetInvest by Metricon external colour schemes.
Landscaping
Low-maintenance landscape pre-selected from MetInvest by Metricon standard range.
Letterbox
Concrete letterbox with street numbers.
Clothesline
Single folding frame wall mounted clothesline with optional post kit.
Fencing
Treated pine timber paling fencing. Refer to site plan/working drawings for extent of fencing.
Concrete paving
Colour-on concrete paving pre-selected from MetInvest by Metricon standard range from driveway, porticos and front porch. House specific, refer to working drawings for extent of paving.
Termite treatment
Chemically impregnated slab and brick pier perimeter barrier and chemically impregnated collars to slab penetrations where required.

LIST OF PREMIUM STANDARD INCLUSIONS

Electrical
Electrical
POWER POINTS — Double outlets throughout excluding dishwasher, microwave provision and refrigerator (refer to working drawings).
INTERNAL LIGHT FITTINGS — LED downlights to living and entry. Fixed batten holder with brushed chrome/frosted glass cover to all remaining light points.
EXTERNAL LIGHT POINTS — Fixed batten holder to entry as per drawings. Flood lights with sensor to rear and laundry door.
SMOKE DETECTOR — Hardwired with battery backup.
EXHAUST FANS — Above all showers and to water closet without direct ventilation to outside air.
TV POINTS — Two points connected to digital antenna.
SAFETY SWITCH — RCD safety switch and circuit breakers to meter box.
Structural
Ceiling Height
2550mm to ground, 2400mm to first floor.
Framing
WALLS — 90mm thick stabilised timber frame throughout.
ROOF — Stabilised timber roof trusses.
Stairs (Double Storey Homes)
KDHW handrail, clear polyurethane finish, black wrought iron balusters, MDF cut stringer, treads, risers and newel post, gloss coat finished.

Inside
Doors
INTERNAL DOORS — Flush panel 2040mm high.
ROBES — Sliding 2065mm (nominal) high, vinyl clad finish. Frame and vinyl colour selection from MetInvest by Metricon internal colour schemes.
WALK IN ROBE — No Doors: Open shelving only where no doors are indicated on working drawings Refer working drawings for standard inclusion.
WALK IN ROBE — With Doors: Vinyl sliding doors or hinged doors as for 'Robes' above. Refer working drawings for standard inclusion.
PANTRY, LINEN, BROOM — Flush panel, 2040mm high hinged door(s). Product specific, refer working drawings for standard inclusion.
Home Efficiency
GAS DUCTED HEATING — 3 star heating unit installed in roof space with digital manual thermostat. Ducted to living areas and bedrooms throughout (excludes wet areas).
Insulation
CEILING — R4.0 Glasswool batts to house only (excludes garage, outdoor room/verandah, portico and first floor areas).
EXTERNAL WALLS — R2.0 glasswool batts (including party wall between house and garage).
Draft Exclusions
EXHAUST FANS — Backdraft shutter incorporated in exhaust fan.
ENTRY FRAMES — Full perimeter draft seals to all entry door frames and internal access door to garage excluding garage external pedestrian door.
Shelving
ROBES — One white melamine shelf and hanging rail.
WALK-IN-ROBE — One white melamine shelf and hanging rail.
PANTRY/LINEN — Four white melamine shelves.
BROOM — One white melamine shelf.

LIST OF PREMIUM STANDARD INCLUSIONS

Kitchen
SINK — Stainless steel 1200mm with 1¼ bowl.
TAP — Chrome single lever mixer tap.
Appliances
OVEN — Electric stainless steel, 600mm wide, fan forced.
COOKTOP — Stainless steel gas, 600mm wide.
RANGEHOOD — 600mm wide stainless steel canopy rangehood, 3 speed fan. Single Storey: Ducted into roof space. Double Storey: Ducted through external ground floor wall.
DISHWASHER — Stainless steel 600mm wide freestanding dishwasher.
MICROWAVE PROVISION — 600mm wide incorporated in kitchen base cupboards, including single power point. Product specific, refer working drawings for standard inclusion.
Cabinetry
CUPBOARDS — Fully lined modular cupboards. Overhead cupboards to both sides of rangehood to kitchen only. Refer to working drawings for extent.
DOORS/DRAWERS — Laminate from MetInvest by Metricon internal colour schemes.
HANDLES — Chrome handles. Selected from MetInvest by Metricon internal colour schemes.
Bench Tops
STONE ZENITH — from MetInvest by Metricon internal colour schemes.
Bathroom and Ensuite
MIRROR — Silver backed, polished edge or aluminium framed, seated on vanity.
BASINS — Kado Lux Inset Basin.
BATH — White acrylic.
SHOWER BASE — Tiled Shower Base.
SHOWER SCREENS — Semi framed with pivot door and clear laminated glass.
TAP AND OUTLETS — Bath & Basin: Mixer lever set. Shower: Mixer lever set with a shower head on slide rail.
TOWEL RAILS — Metal single towel rail to bathroom and ensuite (house specific).
TOILET SUITE — White Vitreous China Toilet pan with White Acrylic Seat.

Laundry
TROUGH AND CABINET — Stainless steel 45 litre single bowl with concealed bypass and white metal cabinet.
TAP — Mixer lever set. Mini washing machine stop taps inside cabinet.
Floor covering
Carpet
Polypropylene loop pile carpet laid on standard underlay to all house floor areas not covered with laminate or ceramic tile flooring. Selected from MetInvest by Metricon internal board schemes.
Flooring
LAMINATE FLOORING — Laminate timberlook floating floor system to entry, kitchen, pantry, family and dining selected from MetInvest by Metricon colour schemes.
Wet Area Ceramic Tiling
FLOOR TILES — Ceramic floor tiles to areas as per standard working drawings. Selected from MetInvest colour board schemes.
WALL TILES AND BATH HOB — Ceramic wall tiles from MetInvest by Metricon colour schemes to areas as per standard working drawing. Plain aluminium L-shape angle trim to bath hob/riser junction.
SKIRTING TILES — 100mm high, from MetInvest by Metricon internal colour schemes ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and W.C as per standard working drawing.
BALCONY TILES — 450mm x 450mm glazed ceramic with textured finish (product specific).