

Standard Inclusions

| PRELIMINARIES* |
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| BASIX: Requirements, with up to 2,000L rainwater tank |
| Council: Standard fees and requirements |
| Planning: Waste Management Plan Erosion and Sediment Control Plan Neighbour Notification Plan |
| Fees / Requirements: Home Owner's warranty Long Service Levy Water Authority Soil Test by engineer |
| OH&S: Basic scaffolding, railing, and roof scaffolding, subject to site conditions |
| SITE COSTS |
| Slab: Up to class H1 Waffle Pod construction - structurally designed by qualified engineer |
| Piering: Allowance for up to 1.5 metres deep |
| Pump: Concrete pump allowance |
| Termite Protection: Bayer Kordon system with lifetime warranty subject to home owner arranging annual inspections |
| Site: Balanced cut and fill up to +/- 500 mm over building platform |
| Plumbing: Sewer: To junction within boundary Stormwater: Connection to street / easement Power: Underground electrical connection up to 15 m Telstra: Underground up to 10 m Fencing: Standard security fencing |
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| EXTERIOR |
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| Roof, Fascia and Gutter^: Colorbond |
| Bricks^: Face bricks |
| Cladding^: Design specific |
| Alfresco: Plasterboard ceiling with timber moulding. Waffle pod concrete slab included as part of main home slab. One light point. |
| Tiling^: To Front Porch |
| Garden Taps: Mains water to front of house, rainwater to rear of house |
| INTERNAL |
| Frame: 90 mm H2 treated timber |
| Cornice: 90 mm Cove |
| Ceiling Height: 2400 mm throughout |
| Robes: Master Bedroom: One white melamine shelf with chrome hanging rail(s) Other Bedrooms: Mirror sliding doors with one melamine shelf, chrome hanging rail |
| Paint^: Three-coat system to all internal walls, architraves, skirting, and external where applicable |
| Linen: Four white melamine shelves |
| Skirting and Architraves^: Contemporary 66 mm throughout |
| Staircase^: Choice of 2 balustrades, handrails and posts (design specific) |
| DOORS |
| Entry^: Choice of six door-styles |
| Internal^: Flush panel hinged doors, to gloss paint finish |
| Door Furniture: Entry: Lever lockset in satin chrome with deadbolt Internal: Lever set to internal, satin chrome Laundry: Translucent half-glazed hinged door, including deadbolt Garage^: Sectional automatic garage door, including two remotes and one cradle mount Linen: Flush panel hinged, to gloss paint finish, including passage lockset |

Note: Brick upgrades, upgraded facades, stonework, applied finishes, alarm, built-in furniture, fireplace, bi-fold doors, feature walls, decking, pergolas, and NBN are not included. All drawings are for illustrative purposes and should be used as a guide only. It is the client's responsibility to confirm working drawings. Instyle Homes Group Pty Ltd reserves the right to revise plans, specifications, prices and use alternative suppliers without notice or obligation. Effective March 2020

* Price including Site Costs are subject to Contour, Bushfire, Hydraulic Engineers, Salinity, or other statutory reports as required by the S10.7, 88B or other authorities.

^ Using Standard Pre-Determined Colour Scheme Boards

Standard Inclusions

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| KITCHEN |
| Cabinetry [^] : Fully laminated cupboards, barbacks and end panels, including soft-close doors and drawers |
| Benchtop [^] : Laminate 33 mm square edge |
| Splashback [^] : Tiles to underside of rangehood only, and two rows above benchtop |
| Sink : 1 and ½ bowl stainless steel |
| Tapware : Chrome sink mixer with gooseneck |
| Dishwasher : Provision for cold water and power connection |
| Appliances : 600 mm under bench electric oven and 600 mm gas cooktop |
| Rangehood : 600 mm Slide out |
| Pantry : 4 white melamine shelves |
| ENSUITE/BATHROOM/S |
| Vanity : White wall mounted unit with polymarble top, soft-close doors, manual close drawers (to design) |
| Toilet : Back to wall, soft close seat |
| Mirror : Polished edges to width of vanity |
| Bath : 1500 mm white acrylic free-standing |
| Shower Screens : Chrome framed with pivot door |
| Exhaust fan : To ensuite and bathroom |
| Accessories : 600 mm Chrome finish double towel rail and toilet roll holder from Builder's Range |
| Tapware : Chrome moveable spray handset on shower rail. Chrome basin mixer, bath/shower mixer, and bath spout from Builder's Range |
| Tiling [^] : To floor and wall up to 2100 mm high in shower recess, up to 1000 mm high from floor behind bath, and a single row splashback to rear of vanity. Single row of skirting tiles to remainder of walls |
| SERVICES |
| Lighting : One light point per room External ceiling/eave light points to entry and laundry area |
| Power Points : One Double power point per room, except to the kitchen, living room and Bedroom 1 which are allotted two each; with single power points to appliance positions |
| Data / TV / Phone : |

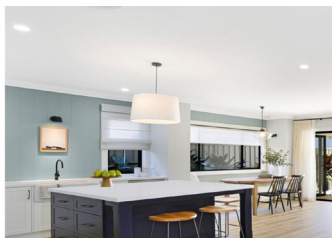
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| Single Storey Home with One Living Area: 1 TV/data point |
| Single Storey Home with Two Living Areas: 2 TV/data points |
| Single Storey Home with Three Living Areas: 3 TV/data points |
| Double Storey Home with Two Living Areas: 2 TV/data points |
| Double Storey Home with Three Living Areas: 3 TV/data points |
| 1 Phone point |
| NBN basic wiring set up (Hills Home Hub not included) |
| Hot Water System : 26L gas instantaneous continuous flow (where natural gas available) |
| LAUNDRY |
| Sink : 45L stainless steel trough with white metal cabinet. Concealed water connections for washing machine |
| Tapware : Chrome sink mixer |
| Splashback [^] : Tiles to two tile height over laundry tub |
| Tiles [^] : To floor with skirting tile to perimeter |
| SAFETY FEATURES |
| Smoke Alarms : Direct wired, with battery backup |
| Safety Switch : Earth leakage provided with single phase meter box |
| Insulation : R2.0 Wall batts to external walls including walls between house and garage R3.0 Ceiling Batts to ceiling |
| Shower Screens : Laminated safety glass |
| Windows / Sliding Doors : Aluminium, with keyed locks to doors and all openable windows |
| ADDITIONAL SERVICES |
| Certificates : Pest Control Structural Engineer's for concrete slab Site Contour Survey Setout Survey Final Identification Survey |

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Lifestyle Upgrade Packages



Electrical

Downlights

12 included to family, living, kitchen and hallway areas

TV Antenna

Roof mounted

TV Point

1 additional data, TV and phone to Master Suite (design specific)

Power Points

One weatherproof GPO to Alfresco



Everyday

Flooring[^]

Builder's range standard tiles and carpet to main floors

Window Furnishings[^]

Single Roller Blinds

Flyscreens

To all openable windows and sliding doors (design specific)

Air Conditioning

Fully ducted Actron system, up to 3-zones



Gourmet

Stone Benchtops[^]

20 mm Smartstone to Kitchen and Island bench

Appliances

900 mm Westinghouse Freestanding Stove
700 mm Electrolux Undermount Rangehood, externally ducted

Overhead Cupboards

895 mm cupboards either side of rangehood and overhead cupboard above fridge

Bulkhead

Bulkheads above overhead cupboards to ceiling, including above fridge (Only with 2600 high ceilings)

Splashback[^]

Fully tiled to underside of overheads and return

Microwave space

With pot drawer underneath



Bathroom

Screen

Semi-frameless screen with pivot door

Niches

In Master Suite and Main Bathroom showers