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STANDARD INCLUSIONS

PRELIMINARIES AND ON-SITE

- √ Obligation free site-inspection.
- Council application prepared on your behalf (lodgement and payment of fees by the client).
- √ Home owners warranty insurance paid against building defects;
 - Six year structural warranty
 - Two year minor defects warranty
- ✓ Delivery of your home to site (Transport included up to 200km).
- ✓ Installation of the home on-site (see list of exclusions with install).
- ✓ Site fall allowance of up to 100mm. Falls greater are at extra cost.

FOUNDATIONS

Sole Plates or Concrete Piers to 600mm deep, engineer designed pre-cast blocks (typically suits A, S, M, and H1 site classifications).

BEARERS AND JOISTS

√ Treated Pine Timber bearers and joists.

FLOORING

✓ General purpose particle board sheet flooring (Termite treated).

WALL FRAMES

√ Treated Pine – 90x35mm MGP studs @ 450mm centres.

ROOF FRAMES

✓ Engineer designed roof trusses.

WINDOWS

- ✓ Aluminium frame windows, including fly screens as shown on plans.
- ✓ Standard colours White, Black, Primrose and Stone Beige.

ENTRANCE AND SECURITY DOORS

- ✓ Grille type security doors to front entry and laundry doors.
- ✓ Weather seals to front and back doors.
- √ XC10 entrance door (upgrades available on request).

INSULATION

- √ Ceiling Sisalation and R3.5 Insulation Batts.
- √ Walls Sisalation and R2.0 Insulation Batts.
- ✓ Floor Silverfloor Insulation R3.6 (Winter) R1.5 (Summer) (all subfloors are enclosed which enhances insulation throughout).

INTERNAL LININGS AND TRIMS

- √ 67mm colonial or half splay skirtings and architraves finished in clear stain or painted to your choice of colour (half splay not available as stained finish).
- Gloss painted Hume flush panel, Oakfield or Caprice internal doors.
- Linen cupboard and built in robes as shown on plan. Built in wardrobes with two shelves and hanging rail where shown on plan.
- Interior Walls 10mm plasterboard flush jointed with 55mm cornice, villa board to wet areas.

PAINTING

- ✓ House fully painted in two-coat paint to your colour selection.
- ∠ Choice of external and internal colours.

KITCHEN

- √ Extensive laminated cupboards, 600mm wide bench, 600mm overhead cupboards to ceiling height.
- Ceramic tile splashback (600mm high) between bench and overheads.
- √ 1 ¾ bowl stainless steel sink with flick mixer.
- √ 600mm IAG Under-bench or Wall-oven (Gas option available at extra cost).
- √ 600mm IAG Gas or Electric cooktop.
- ✓ 600mm IAG Rangehood, front recirculating (Ducted options available on request).
- √ 600mm island bench (standard).

ROOFING

✓ Choice of all standard Colorbond colours for custom orb, fascia and gutters (sarking included, variations to roof style on request).

LAUNDRY

- ✓ Either laminated cabinetry with 45L drop-in tub and washing machine taps standard or stand-alone 45L tub (refer to individual plans).
- ✓ Ceramic floor tiles, skirting and splashback.

CLADDINGS

- Woodgrain or Smooth Primaplank cladding (upgrade options available on request).
- ✓ Fibre-cement 'Stucco' linings around subfloor perimeter of home.

BATHROOM

- Acrylic bath in hob, where shown on plan. Laminated vanity unit with cupboard and drawers, framed mirror, framed shower screens (pivot or sliding available), towel rail, soap holder, ceramic tiles.
- ✓ Toilets dual flush suite, 1 x toilet roll holder, one row single skirting tile and ceramic floor tiles.
- ✓ All tiling to 1800mm high. 55mm cornice.

ELECTRICAL

- ✓ Standard bayonet light fixtures throughout.
- √ Smoke detectors fitted throughout (as per BCA required)
- ✓ Tastic (light, heat and exhaust) to bathrooms.
- ✓ Bayonet light and exhaust fan to toilets where separate.
- ✓ Clipsal C-Series switches/powerpoints standard.
- ✓ Electric hot water service supplied for external connection on-site (gas options available, does not include tempering valve, solar options available).

VERANDAHS AND DECKS

- Verandahs and decks fitted where shown in price list or as indicated on plan.
- ✓ Merbau hardwood decking, Ekodeck available on request (at additional cost).
- √ Balustrades can be added at extra cost.
- Im x 1m landing and steps to suit at each entry/exit point to the home.

DID YOU KNOW?

WE CAN CUSTOM DESIGN A PLAN TO SUIT YOUR FAMILY'S NEEDS. CALL US TO SIT DOWN WITH OUR IN-HOUSE DESIGN SPECIALIST TODAY!

PREMIUM UPGRADES, PLUS A WIDE RANGE OF CLADDINGS ARE AVAILABLE ON ALL OUR HOMES



PREMIUM INCLUSIONS

GET YOUR NEW HOME STARTED TODAY WITH ONLY A 5% DEPOSIT

OWNERS ARE RESPONSIBLE FOR:

Carpets/Floor coverings to all dry areas (wet areas are tiled/included in your price).

Decorative light fittings.

Blinds/window coverings.

Each individual site is required to have a soil test carried out prior to delivery of the home on-site. Some soil tests may come back with a higher result – which can require deeper footings which fall outside of our included costs.

A soil test will need to be carried out by a qualified Geotechnical Engineer (we can recommend consultants where needed). Note that if you require septic to be installed on-site – this same consultant will need to design your septic system and test the area where trenches will be located

Council lodgement and fees are paid directly to the authority by the owner. Any bonds, which are required by your council, are at your cost and in turn, refundable to you.

On-site connection of plumbing. House is plumbed to subfloor (bearer level) ready for your site plumber.

On-site connection of electrical services or solar panels (note that we will need to know if you're putting solar panels on the roof prior to construction, as to reinforce the structure appropriately). House fully wired to meter box (for connection to mains).

Termite treatment (to subfloor soil).

Basix certificates are not required for manufactured homes, under NSW legislation, however we are more than happy to provide these on request. Please note that the requirements vary heavily from site to site (and depending on the orientation on the block) and as such, BASIX may affect items like windows (increasing to double glazed etc.), insulation, and plumbing fixtures.

Austwide Homes reserves the right to changes brands/manufacturers without written or verbal notification.

BATHROOM

- ✓ Hybrid semi-frameless shower screens.
- ✓ Frameless polished edge mirrors above vanities.
- ✓ Back-to-wall toilet suites.
- √ Floor to ceiling tiling through bathroom to 2400mm high. 55mm
 Cove cornice around.
- ✓ Dorf tapware (wall mounted).
- ✓ Dorf shower head and rail combo.
- ✓ Fienza Keeto above counter basins. (No tap hole).
- ✓ Neko Lux towel rails, soap dish holders, toilet roll holders.
- √ 620 x 320 x 90mm tiled shower recess (1 per shower).

BEDROOM

- ✓ 1200w drawer units to walk in robes (qty varies with plan).
- ✓ Wall recess over bedhead.
- Bulkhead over master bed wall, with downlights fitted (included in light package).

CLADDING

- Choice of standard cladding or Weathertex Natural, Selflok, Primelok, Classic and Weathergroove products (Colorbond, Primaplank and Endeavour also available upon request).
- Please note: Weathertex products suit up to and including BAL 19 construction. Selflok Millwood Smooth is the same as 'Endeavor'.
- Endeavor cladding may be used in the case a higher BAL rating is required.

ELECTRICAL

- ✓ LED Downlights through home, number of downlights varies per home – bayonets may be used alternatively where required.
- Clipsal Iconic switches/powerpoints with bluetooth control for lighting in living areas (if required).
- √ Backlights to walk-in robe switches, hallway switches and entry way switches.
- ✓ 2 x USB switches at your preferred location in the home.
- ✓ 2 x External light fittings (supply only, to the value of \$60 each)

ENTRANCE AND SECURITY

- ✓ Grille type security door to laundry door.
- ✓ Aluminium security mesh to front door.
- Choice of Hume XC10, XN1, XN5 and XN7 (Newington Series), or XT5, XT6, XT7, XT8 (Trend Series). All entrance doors are 820mm(w).
- Study nook and shelving to entry (availability varies with plan).

INTERNAL LININGS AND TRIMS

✓ Upgrade to 75mm or 90mm cornice options including Standard Cove, Sydney Cove, Alto, Trio, Aria or Symphony profiles to living areas, kitchen, hallway and powder rooms. Standard 55mm to wet areas, pantries, robes, and bedrooms.

PAINTING

 Feature wall included to master bedroom or loungeroom (as requested).

KITCHEN

- 1 ¾ bowl stainless steel sink upgrade to modern square form tubs and drainboard.
- ✓ Upgrade to all Westinghouse appliances throughout kitchen (rangehood to be ducted on-site).
- √ 900mm island bench.
- 1 x Waterfall end (varies depending on the plan, may not be available in some designs).
- ✓ Dorf tapware.
- ✓ Butler's pantry cabinets to short side (varies per plan).
- ✓ Soft-close drawers throughout kitchen (doors only where needed).
- ✓ Built-in bin drawer system.
- Pendant lights to the value of \$100 each (2/3 depending on plan, supply only).

LAUNDRY

√ Splashback to 600mm high.

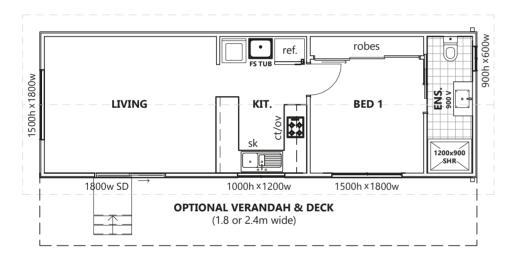


LIVERPOOL 1 1 1





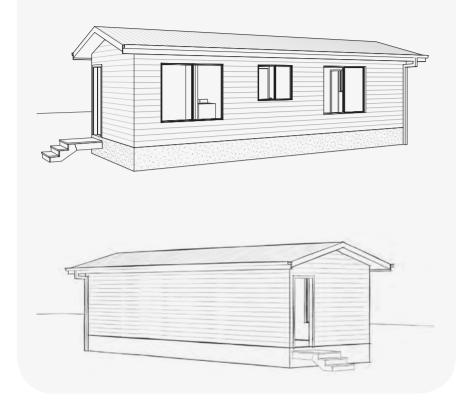






House Width	3.7m
Floor Area	43.4m²





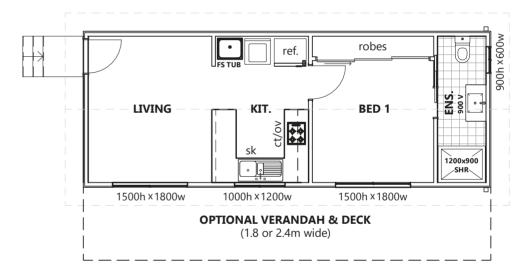
House Length 10m **House Width** 3.7m Floor Area 37.9m²







RICHMOND





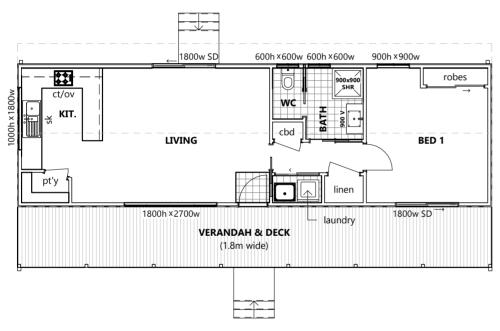
WORKMAN'S COTTAGE

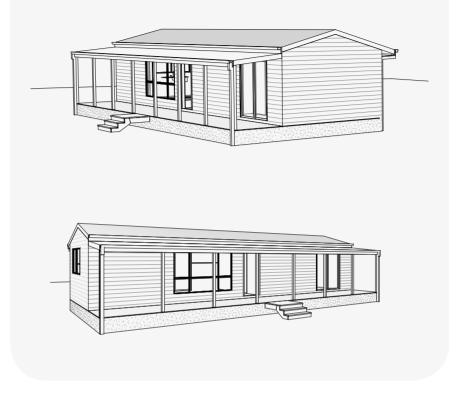






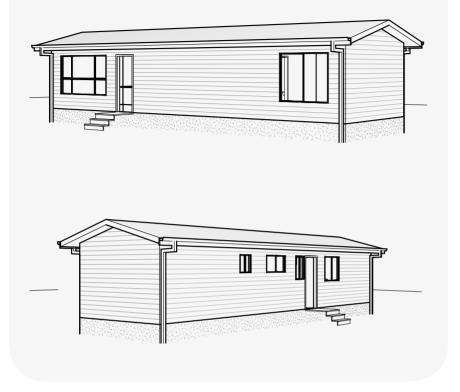
FLOOR PLAN





House Length 14m House Width 4.1m Verandah & Deck Area 25.2m² Floor Area 58.5m²





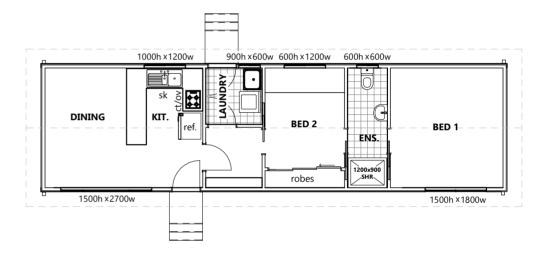








ESSENDON





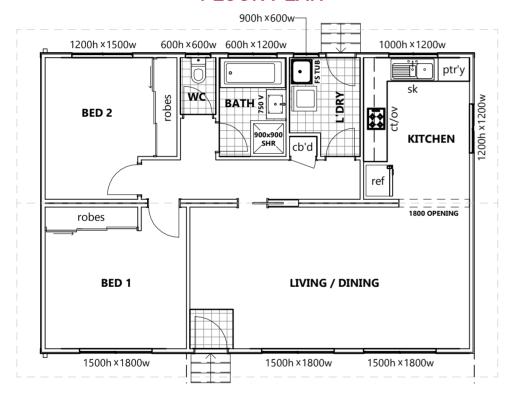
CROYDON 2 1 2 1

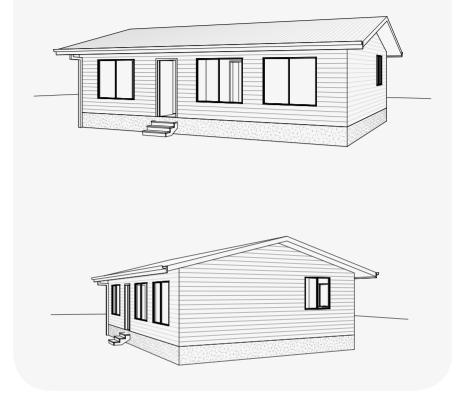






FLOOR PLAN





House Length 11m **House Width** 7.6m Floor Area 83.6m²







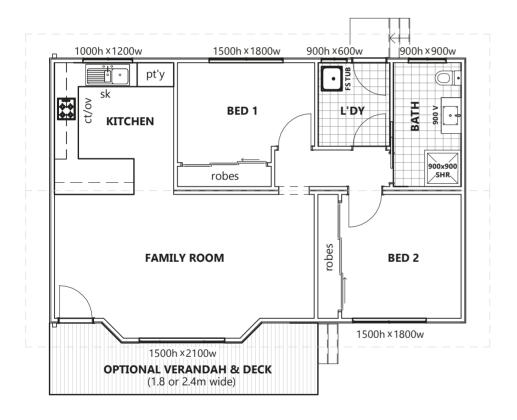


ENMORE





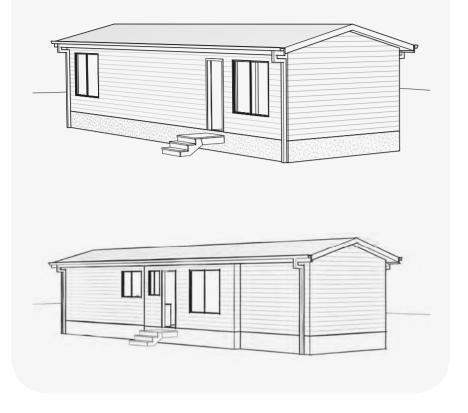






House Length	10.4m
House Width	6.6m
Floor Area	70.4m²





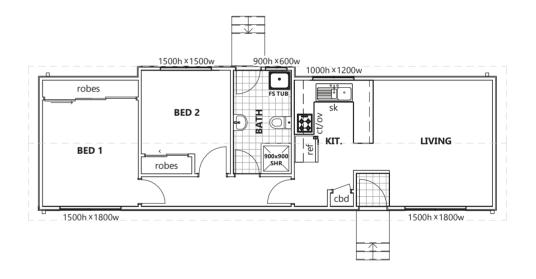
House Length 13.8m **House Width** 4.3m Floor Area 56.6m²







GEELONG





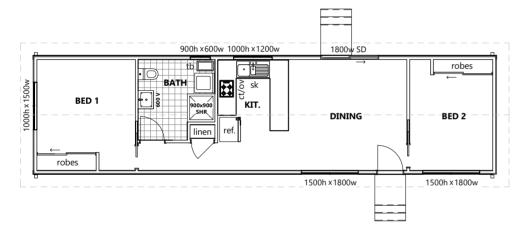
GREYSTAINES 2 1 1 1









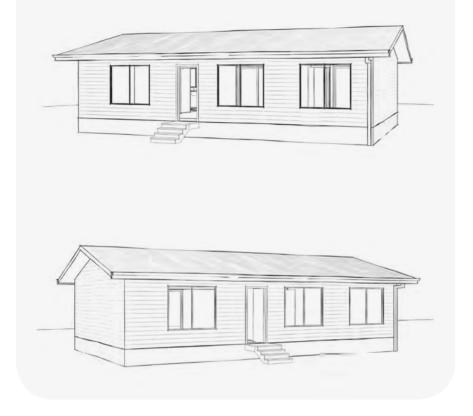






House Length 15m **House Width** 3.7m Floor Area 56.9m²





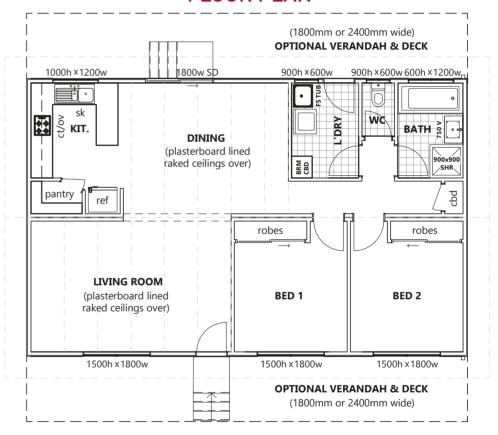








HOMEBUSH





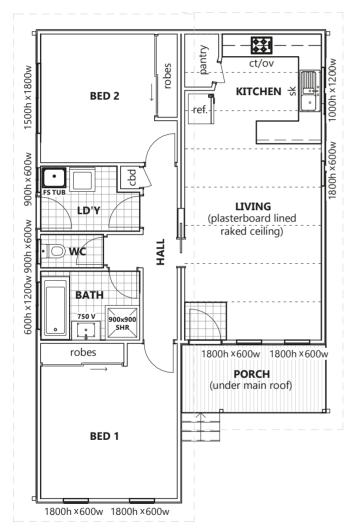
NARELLAN







FLOOR PLAN



TRADITIONAL FACADE



MODERN FACADE



Floor Area	79.9m²
Porch Area	6.9m ²
House Width	12.4m
House Length	7.6m





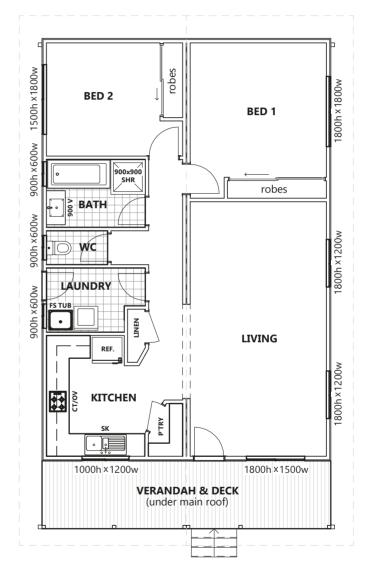
House Length 7.6m **House Width** 12.5m Verandah & Deck Area 13.9m² Floor Area 84.8m²







NEW HAVEN





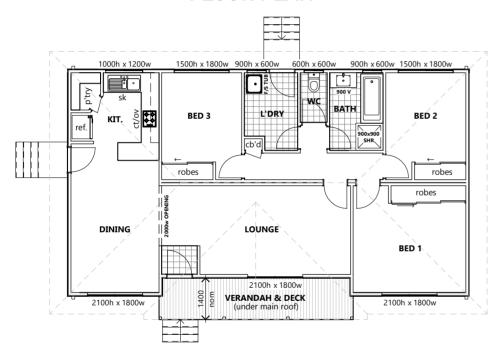
CLOVELLY 3 S 1 2 1















House Length	13.5m
House Width	7.6m
Verandah & Deck Area	8.9m²
Floor Area	98.7m²





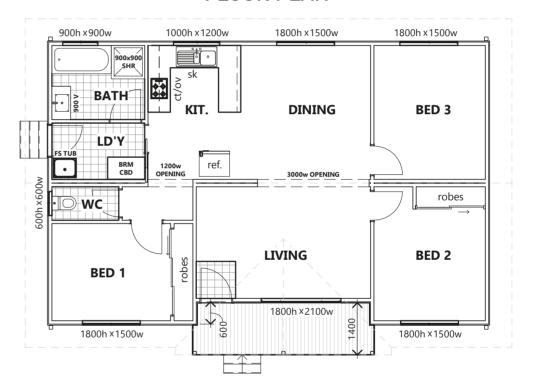
House Length 11.8m House Width 7.6m Verandah & Deck Area 8.5m²







CONCORD



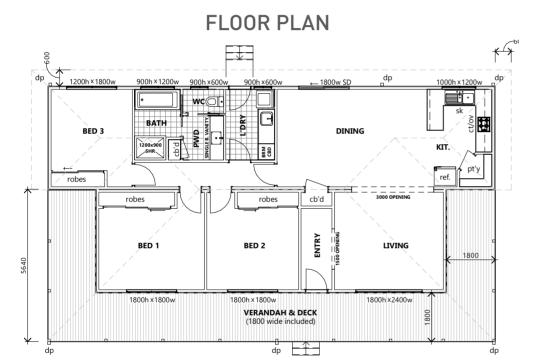


CRONULLA III 3 \$ 1 \(\) 2 \(\)





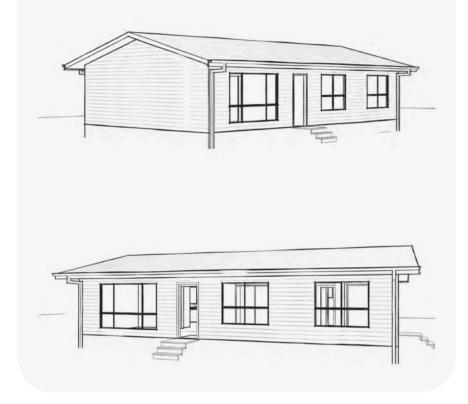






House Length	16.5m
House Width	9.4m
Verandah & Deck Area	43.4m²
Floor Area	111.7m²





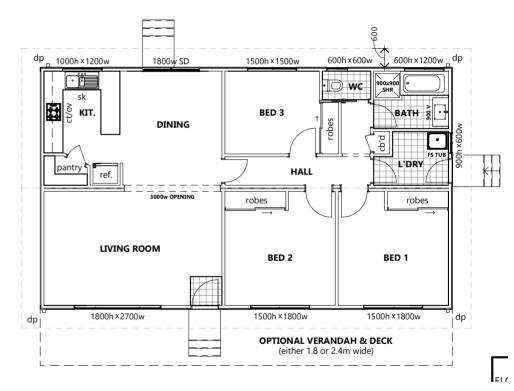
House Length 13m House Width 7.6m







2 1 3 S FAIRFIELD



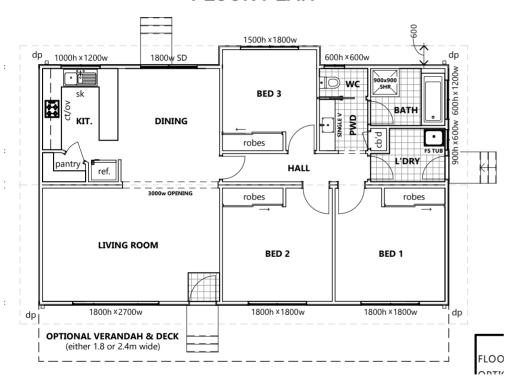


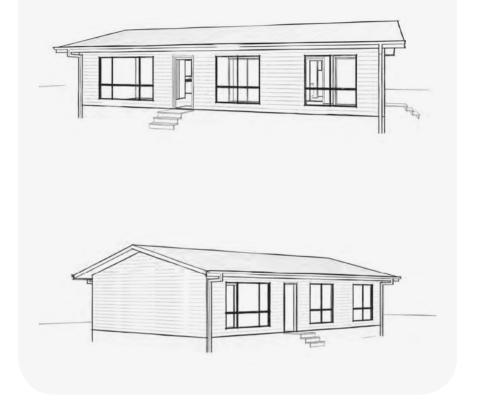
FAIRFIELD II 3 SE 1 SE 2 1





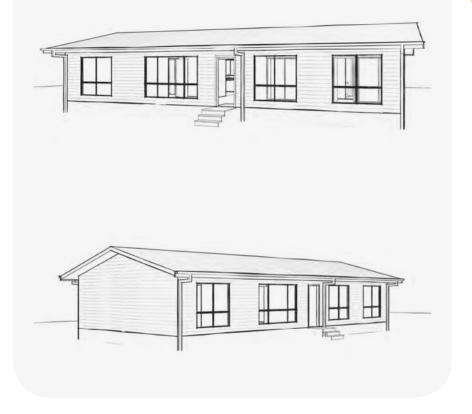






House Length	13m
House Width	8.2m
Floor Area	100.6m ²





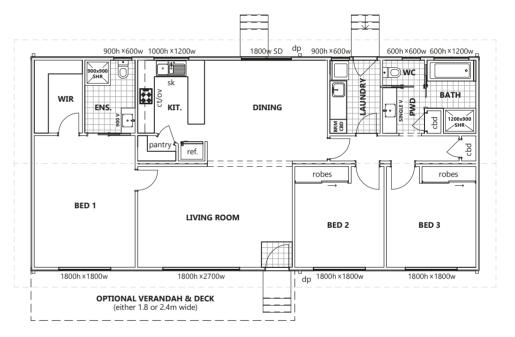
House Length 16m House Width 7.6m







² FAIRFIELD SP





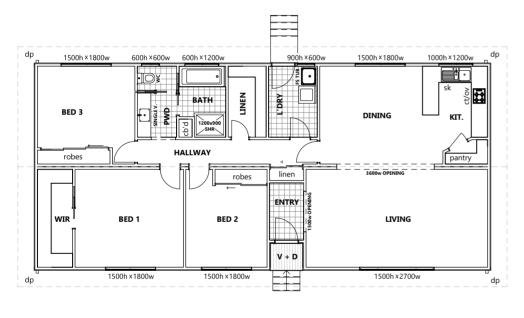
GUILDFORD 3 5 1 2 1

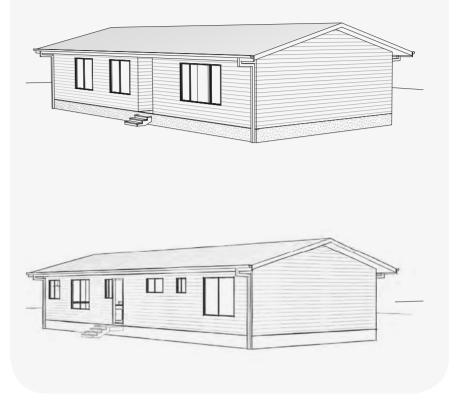












House Length	16.8m
House Width	7.6m
Verandah & Deck Area	1.3m ²
Floor Area	127.7m²





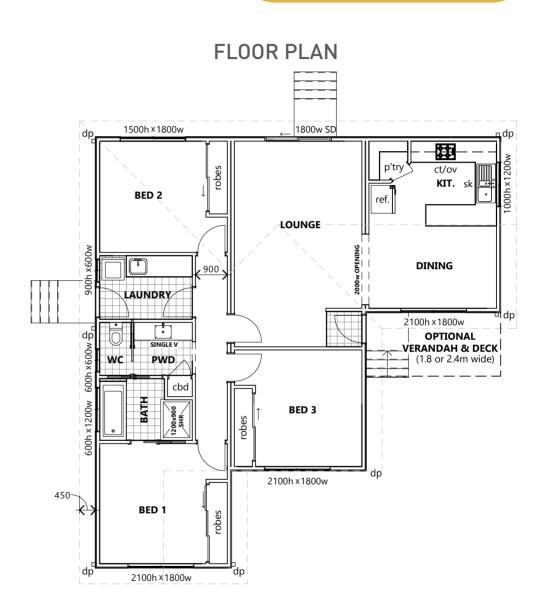
House Length 11.4m House Width 12.1m







3 1 1 3 S JANALLIII









MOSMAN





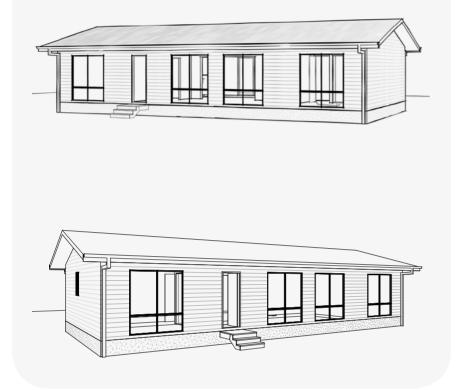






House Length 16m House Width 8.25m Verandah & Deck Area 10.32m²





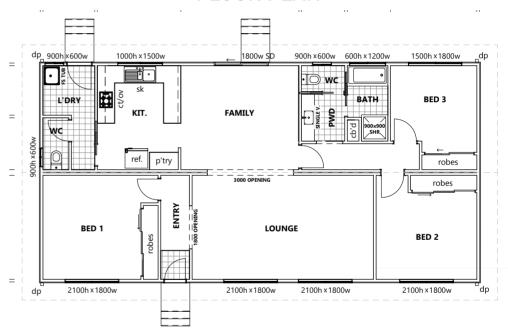
House Length 15.2m House Width 7.6m







SEFTON I





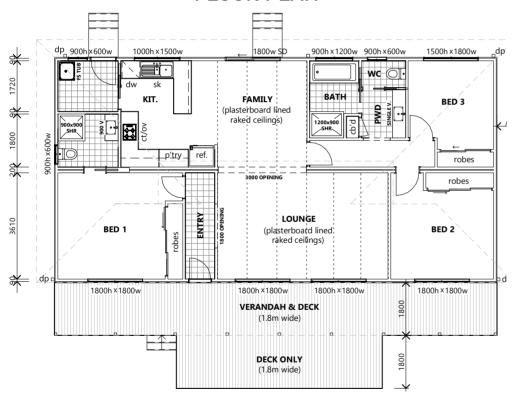
SEFTONIIISP 3 \$\infty\$ 2 \tag{2} \tag{2}













House Length 15m **House Width** 7.6m Verandah & Deck Area 39.7m²





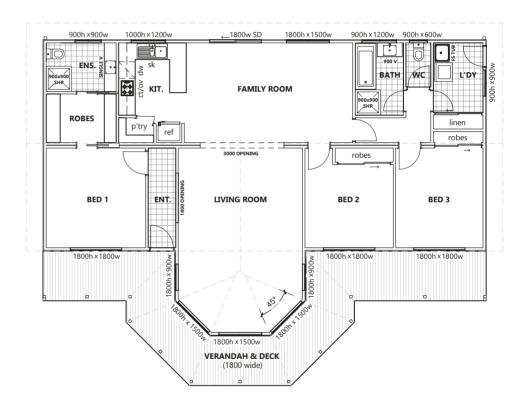
House Length 16m House Width 7.6m Verandah & Deck Area 36.1m²







TEMPEIII



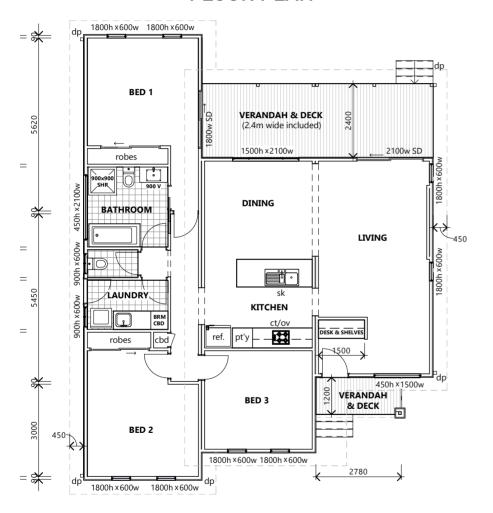


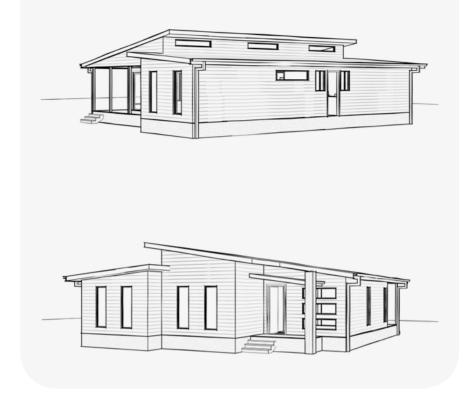
WINDSOR











House Length	11.4m
House Width	12.4m
Floor Area	117.2m ²





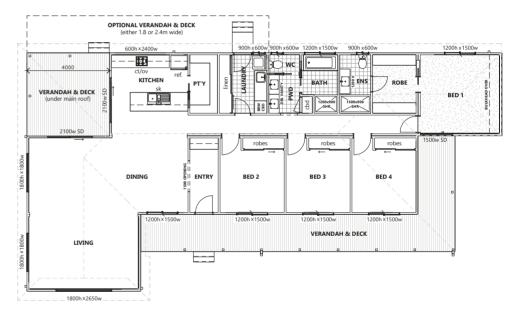
House Length22.9mHouse Width11.5mAlfresco Area16.1m²Verandah & Deck Area34.2m²Floor Area168.1m²







ANNANDALE





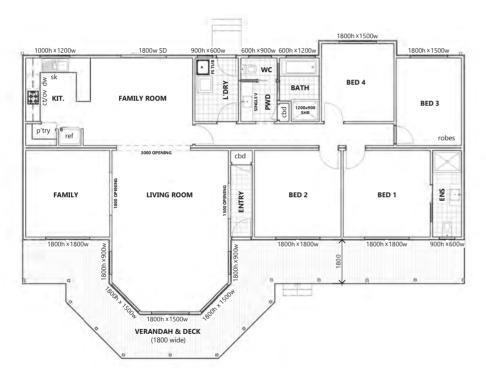
BOTANY







FLOOR PLAN





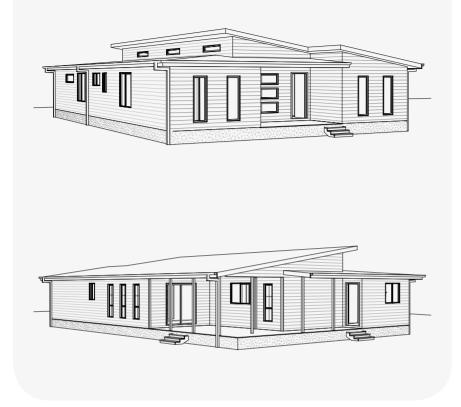
House Length 18.2m

House Width 12.5m

Verandah & Deck Area 40.1m²

Floor Area 154m²





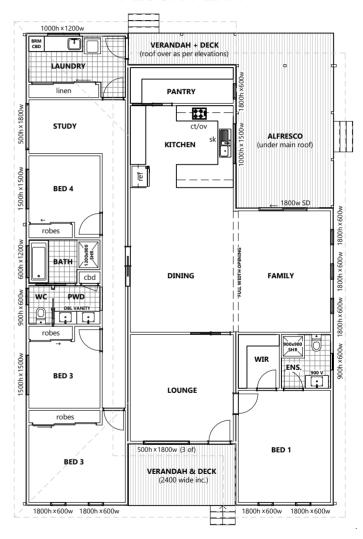
House Length11.9mHouse Width18.4mVerandah & Deck Area39.4m²Floor Area179m²







CAMMERAY







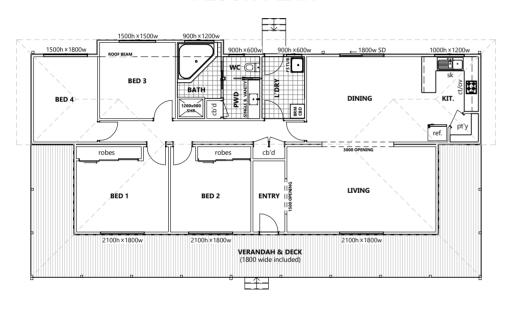














House Length 19m **House Width** 7.6m Verandah & Deck Area 48m² Floor Area 133.9m²







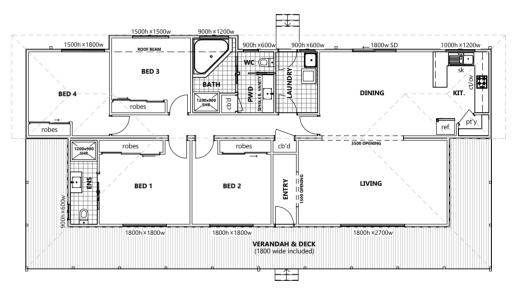
House Length20mHouse Width7.6mVerandah & Deck Area49.6m²Floor Area133.9m²







CRONULLA II



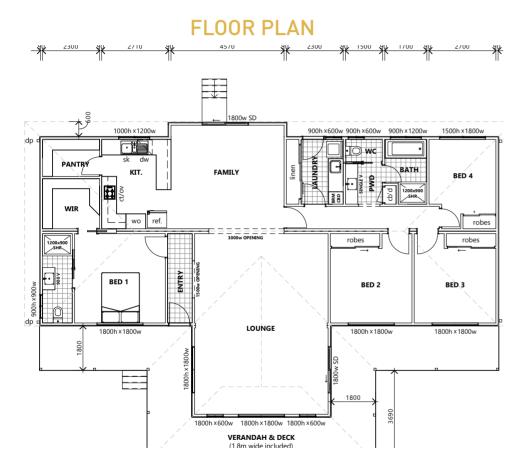


ILLUKA











House Length18.5mHouse Width11.2mVerandah & Deck Area46.7m²Floor Area165.8m²





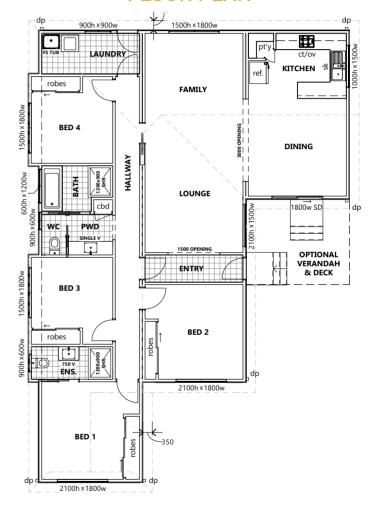
House Length11.4mHouse Width16.6mFloor Area138.8m²







JANALLIIV





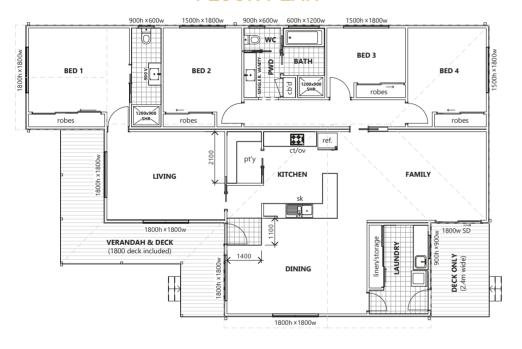
JANALLIV 4 (2)







FLOOR PLAN







House Length 18.8m

House Width 11.8m

Verandah & Deck Area 30.6m²

Floor Area 168.8m²







House Length 19.2m

House Width 11.8m

Verandah & Deck Area 30m²

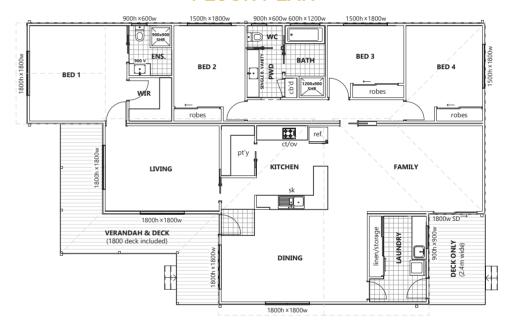
Floor Area 176.6m²







JANALLI VI





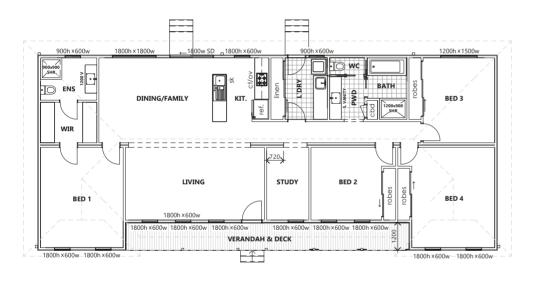
MOSMANIV 4 (2) (2)







FLOOR PLAN





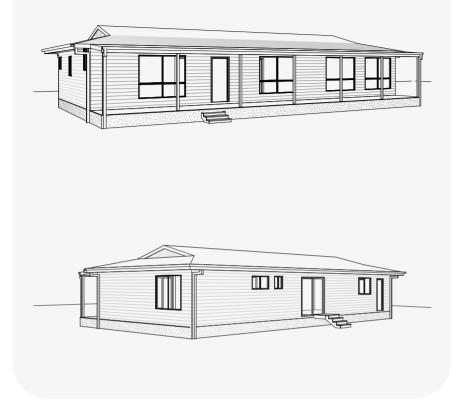
House Length 19.5m

House Width 8.25m

Verandah & Deck Area 14.52m²

Floor Area 168.8m²





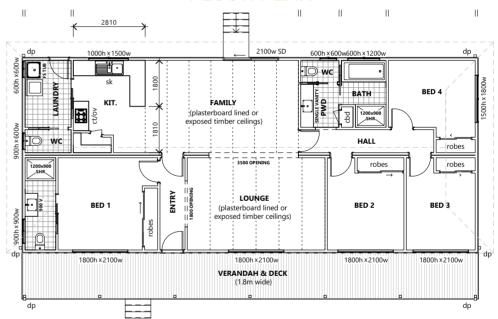
House Length 17.8m House Width 7.6m Verandah & Deck Area 32m² Floor Area 135.5m²







² SEFTON IV SP









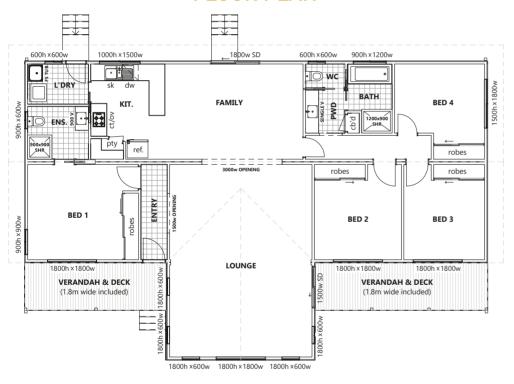
TEMPEIV

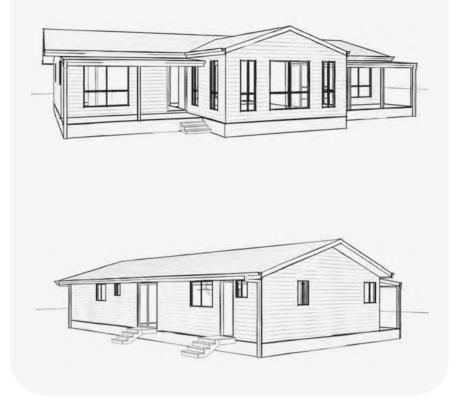






FLOOR PLAN





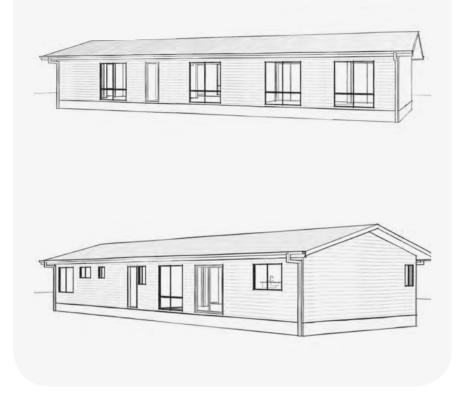
House Length 17.5m

House Width 11.2m

Verandah & Deck Area 21.6m²

Floor Area 152.4m²





House Length20mHouse Width7.6mFloor Area152m²







TOORAK





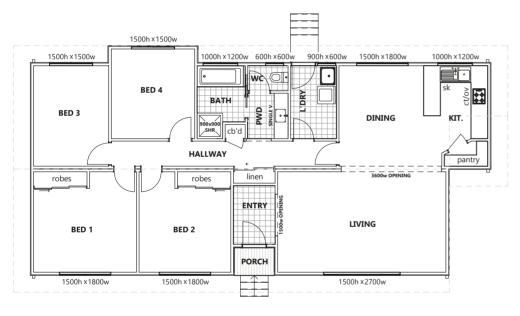
ULTIMO













House Length 16.5m

House Width 7.6m

Porch Area 1.5m²

Floor Area 119.8m²





House Length 22.7m

House Width 7.6m

Verandah & Deck Area 50m²

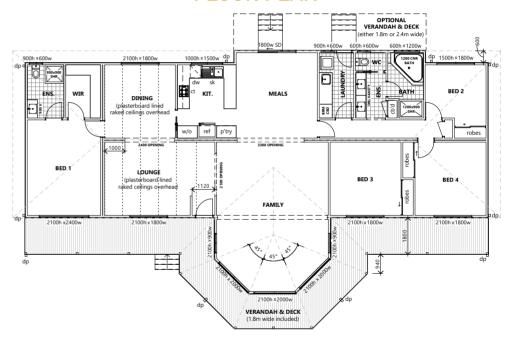
Floor Area 197.5m²







WAVERLEY II



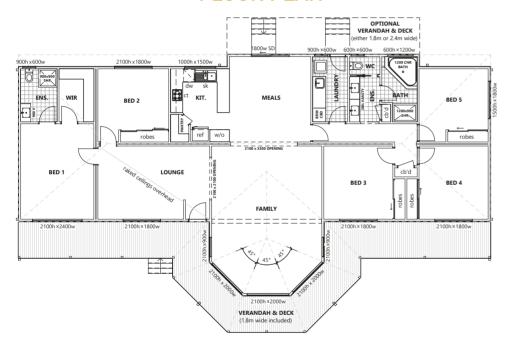


WAVERLEY III 5 (2) (4 11)









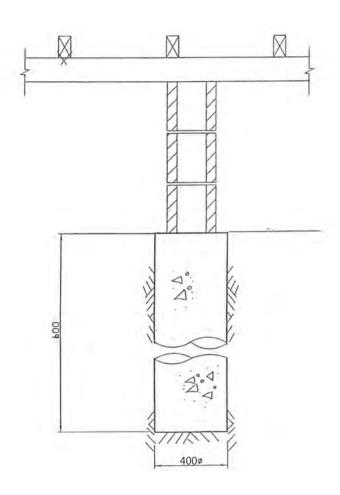


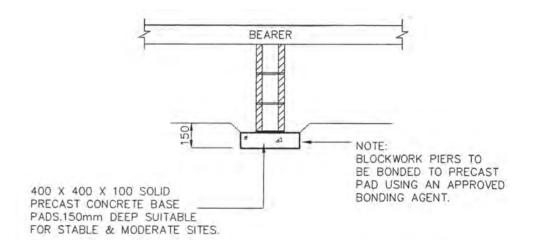
House Length	23.2m
House Width	7.6m
Verandah & Deck Area	51.3m ²
Floor Area	200m²



POURED PIERS

SOLE PLATES







5 Bye Street, Wagga Wagga NSW 2650 - Ph. (02) 6925 5855. wagga@xerospiccolo.com.au



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