

STANDARD INCLUSIONS
CONTRACT PRODUCTION

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| PREPARATION | Soil report, Plans, Contract, Computations & Building Permit |
| INSURANCES | Builders Warranty & Public Liability Insurance |
| COLOUR SELECTION | Consultation with professional Interior Designer |
| WIND CLASSIFICATION (N1) | Standard wind terrain category requirements (28m/s) |

OUR COMMITMENT

Client meeting at site start and at all claim stages during construction if required

Comply with Geelong Homes quality assurance standards with all homes

Comply with Geelong Homes display homes quality commitment

Deliver all contracts within specified times

100% committed to client satisfaction under contract requirements

CONSTRUCTION ELEMENTS

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| CEILINGS | 2400 ceiling heights |
| CONCRETE PUMP | One concrete pump included for slab construction only |
| LAND FALL | Site scrape 300mm fall across building area (150mm cut and fill) |
| LAND CONDITIONS | Engineered waffle slab up to "M Class" (Subject to soil test & engineer's specification) |
| BAL | Constructed in a non-BAL area |
| ELECTRICAL | Clipsal series switches & power points, double power points to the home except to appliances where applicable. All fluorescent light globes with fixed white conicle shades One TV point & coaxial cable per living area Clipsal smoke alarms |

EXTERNAL INCLUSIONS

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| FAÇADE | Classic |
| BRICKWORK | Select from PGH or Austral Bricks Builders Range |
| MORTAR JONTS | Natural colour rolled mortar joints |
| LIGHT WEIGHT CLADDING | Cladding where indicated refer to individual design plans for nominated profile |
| ROOF COVER | Roof made from COLORBOND® steel |
| ROOF PLUMBING | LOSP fascia to front façade (as per design), gutter & fascia to side and rear made from COLORBOND® steel Round painted PVC finish to downpipes |
| ENTRY FRAME | Meranti timber frame with painted finish |
| FRONT ENTRY DOOR | Entrance Door 920mm wide selection from builders range |
| GARAGE DOOR | Firmadoor roller door (excludes remotes) |
| DOORS | Timber door frame with weatherproof flush panel door |
| FRAMING | 90mm timber wall frames throughout at 600mm centers Roof trusses as per Truss Manufacturers specifications |
| WINDOWS | |
| <i>Front Elevation:</i> | Aluminium 100 series awning windows with powder coated finish, single glazed |
| <i>Side & Rear Elevations:</i> | Aluminium 100 series sliding windows with powder coated finish, single glazed |
| <i>Sliding Doors:</i> | Aluminium 100 series sliding with powder coated finish, single glazed |
| | Clear glazing to all windows and doors |
| | Flyscreens not included |

Good to be HOME.

STANDARD INCLUSIONS
EXTERNAL INCLUSIONS cont.

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| WINDOW CANOPIES | Where noted in selected Facades - refer to individual design plans. |
| LINED VERANDAH PORTICO/ OUTDOOR ROOMS | Cement sheet with PVC joiners with 19mm quad trims |
| IN-FILLS OVER WINDOWS & DOORS | Brickwork infills to front Façade, fiber cement sheet to side & rear elevations including Garage infill Refer Façade plans |

PAINTWORK

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| EXTERNAL | Front & Back Hinged Doors: Two coats Haymes Newlife Enamel Full Gloss |
| INTERNAL | Two coat paint system to all walls using x1 coat Haymes Newlife sealer and x1 top coat Interior Low Sheen Acrylic (1 colour) Two coat paint system to all internal woodwork using Haymes Newlife Full Gloss Enamel (1 colour) Builder's ceiling white to ceilings throughout |

INTERNAL FEATURES

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| MOULDINGS | Skirtings: 67mm x 15mm beveled edge PMDF Architraves: 67mm x 15mm beveled edge PMDF |
| CORNICES | House: 75mm Scotia Cove cornice Garage: 75mm Scotia Cove cornice |
| INTERNAL DOORS | Flush Panel internal rooms Stegbar Vinyl sliding to all built in robes |

HEATING

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| DESIGNS less than 140m2 | Rinnai Energy Saver Gas Wall Heater installed to living area |
| DESIGNS greater than 140m2 <i>(Residence area only, including Garage)</i> | Gas ducted heating installed to roof space with manual thermostat control, ducted to living area and bedrooms (not including wet <i>not</i> areas) The number of ducts and unit size are dependent on house design Flat roof design come with split system/s. Refer to individual floorplan |

ENERGY SAVING FEATURES

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| CEILING/WALLS | Insulation including sarking to roof R.3.0 and walls R.1.5 to meet 6 Star Rating. Ratings subject to change on siting and energy report. |
| EXHAUST FANS | Clipsal Airflow with draft stopper above all showers where applicable |
| WRAP | Enviroseal Proctorwrap |
| DOORS | Draft seals to external hinged doors including Garage access door |
| HOT WATER SYSTEM | Chromagen 170L Air Source Heat pump and Chromagen 26L Eternity continuous flow booster |
| OUTDOOR TAPS | Garden tap to front at water meter Garden tap to rear fixed in position |

STANDARD INCLUSIONS
KITCHEN

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|----------------------|--|
| SINK | Radiant R150 1100mm sink–1 Tap Hole |
| TAP | Stylus Venecia Kitchen Sink Mixer |
| MICROWAVE PROVISION | Provision within cabinetry under bench including single power point |
| DISHWASHER PROVISION | Provision within cabinetry of kitchen including power outlet, water supply & waste outlet. |

APPLIANCES

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| Artusi 600mm Electric Oven (CAO600X) |
| Artusi 600mm Gas Cooktop (CAGH600X) |
| Artusi 600mm Canopy Rangehood (ACH600X) |

CABINETRY

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| BENCH TOPS | 32mm Laminate 'D' profile with shadow-line detail selected from Formica range |
| CUPBOARD DOORS | Cupboard doors, drawers and kickrails selected from Formica Colour panel range |
| HANDLES | Selected from builders range of handles |
| DRAWERS | Bank of 4 drawers, 450mm wide cutlery insert to top drawer |
| POT DRAWERS | Bank of 3 pot drawers included in all designs |
| PANTRY | 800mm wide laminate pantry with 5 shelves to all homes, except where Walk in Pantry is nominated. |

STORAGE

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| ROBE SHELVING | Stegbar melamine shelving & chrome hanging rail to where indicated on plan |
| STORAGE SHELVING | Stegbar melamine shelving to linen and/or broom cupboard where indicated on plan |
| DOORS | Stegbar Vinyl sliding to all built in robes |

BATHROOM / ENSUITE / POWDER / LAUNDRY

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|-------------------|--|
| BASINS | Vitreous china basins: Stylus Venecia Drop-In Vanity Basin–1 Tap Hole, White Vitreous china basins: Stylus Venecia Semi Recessed Vanity Basin–1 Tap Hole, White |
| BATH | Acrylic bath in white: Stylus Origin 1675mm Bath |
| SHOWER BASE | Showerline polymarble shower base |
| SHOWER SCREEN | Semi Frameless shower screens with clear laminate glass (overlay) |
| MIRRORS | Polished edge |
| TAPS | Stylus Venezia wall mixer with Dorf Stayfast–adjustable wall shower Caroma Elegance II bath outlet 225mm with Stylus Venecia wall mixer Stylus Venecia basin mixer Stylus Venecia Laundry sink mixer Quarter turn washing machine taps |
| TOWEL RAILS | 600mm Caroma Cosmo Single Towel Rail (Bathroom & Ensuite) Caroma Cosmo Towel Rail 200mm (Powder Room) |
| W.C. SUITE | AAA rated dual flush suites in white: Stylus Prima II Close Coupled WC Suite |
| W.C. PAPER HOLDER | Caroma Cosmo Toilet Roll Holder |
| LAUNDRY TROUGH | Nu Gleam 45 Litre Tub and white polymer cabinet |
| BENCHTOPS | 32mm Laminate 'D' profile with Shadow-line detail selected from Formica range |

Good to be HOME.

STANDARD INCLUSIONS
DOORS / DOOR FURNITURE

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| EXTERNAL LOCKS | Gainsborough Contemporary Trilock knob lockset to front Gainsborough Governor entrance knob lockset to rear external Garage door Gainsborough Lever passage set with single cylinder dead bolt to internal Garage door |
| INTERNAL DOORS | Flush panel smooth skin internal doors to all rooms |
| INTERNAL HANDLES | Gainsborough G4 series Lever passage sets to hinged doors. |

TILING

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| WALL TILES | Select from extensive Builders range of quality ceramic wall tiles to areas as per standard working drawings. |
| FLOOR TILES | Select from extensive Builders range of quality ceramic floor tiles to areas as per standard working drawings |
| SKIRTING TILES | 100mm high tiled skirting to Bathroom, Ensuite, W/C and Laundry in selected floor tile. |

FLOOR COVERINGS

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| CARPET | Carpet selection from Builder's range. Refer to standard working drawings. |
| GARAGE | Unsealed concrete |

MISCELLANEOUS

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| QUALITY ASSURANCE ASSESSMENT | Three month quality assurance assessment |
| STRUCTURAL | 10 Year warranty for foundation movement causing brickwork, frame, plaster & roof movement will be rectified conditional to the slab being maintained to the CSIRO practice notes in regards to landscape design and water control. |

EXCLUSIONS

CONCRETE PAVING, FENCING, WINDOW FURNISHINGS, LANDSCAPING, LETTERBOX, CLOTHESLINE & TV ANTENNA
Available on request.

Geelong Homes

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DISCLAIMER

NOTE: Inclusions is a guide only and is subject to product availability and product change as per supplier's recommendations. Inclusions to be read in conjunction with standard working drawings and contractual agreements

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|-----------------------|-------|
| Consultant Name: | |
| Consultant Signature: | |
| Date: | |
| Client Name: | |
| Client Signature | |
| Date: | |