



Indigo Homes Standard Inclusions List



Carpets & Tiles

Floor coverings as per plan - generally tiles to Entry, Hallway, Kitchen, Family and wet areas. Carpets to remainder excluding Garage

Stone Benchtop

20mm thick "Caesarstone" benchtops to Kitchen only

Insect Screens

Insect screens to all windows and sliding doors (excluding hinged doors). Aluminum powder coated windows, doors and entry frames with keyed locks

Exposed Aggregate

Exposed aggregate to driveway (up to 60m²), path to front Porch, pad to clothesline, path to Laundry door, and under Alfresco area

Appliances

"Omega" 900mm oven freestanding (f/f) with gas cooktop OF901XA
"Omega" 900mm rangehood stainless steel canopy K224X90
"Omega" dishwasher stainless steel DW401X

Rainwater Tank

5000 litre round poly water tank on concrete base

Gas Hot Water

Rheem Integrity 24 litre/minute continuous flow gas hot water system

Letterbox

Render look Polytek (Key Largo, Barbados, Bahama or Bermuda profiles) high density foam & hard coat letterbox

Clothes Line

Metal powdercoated wall, fence or post mounted fold down clothesline

Site Works

On owners land ~ Soil types up to and including "H" class with up to 1000mm of site fall. Retaining walls not included. Based on fully service blocks up to 800m² with 6000mm set back in Indigo Homes zone 1 building area

On land pre packaged by Indigo ~ Fixed Price unless noted otherwise

Garage Remote

Remote controlled sectional overhead garage door

Showers & Mirrors

Clear glass aluminium framed shower screens (Bradnams Classic series) and polished edge frameless mirrors 1200mm high by width of vanity

Robes

Vinyl sliding doors with white melamine shelving to robes and linen (hinged doors where shown on plan)

Ceiling Fans

Clipsal Airflow 1200mm 3-blade white ceiling fans to all Bedrooms, Living & Family. Clipsal Airflow 1200mm 3-blade stainless steel ceiling fan to the Alfresco. Isolation switches for future split system AC units in Master Bedroom (15amp) and in Living/Family (20amp)

Colour Selection

Select from 10 internal colour schemes for tiles, laminates, stone benchtop and paint colours. Select from 5 external colour schemes for roof, fascia, gutter, windows and paint colours. Customised colour selections available at an additional cost. Please ask your Sales Consultant for further details.

Vanity Basins & Sinks

Tribune white oval inset vitreous china vanity basins. Cleo white vitreous china toilet pans, plastic cisterns & PVC links. Atlas Trading 1^{1/2} bowl 1080 Eco stainless steel kitchen sink. Chrome Bella mixers throughout & Tasman washing machine taps, Bella shower rose on rail to showers. Tubmaster R45S stainless steel laundry tub with white metal cabinet. Stylus Maxton 1500mm white acrylic bath. Chrome plated brass floor wastes as per plans. "Toledo" double towel rails and toilet roll holders to Bathroom and Ensuite

Miscellaneous

Double power points to all rooms. T.V. antennae and T.V. points to Living and/or Family. Telephone points to Master Suite and Kitchen. Lighting allowance as per plan including 70mm energy efficient downlights with micro fluorescent lamps (typically four to Master Suite, two to Bedrooms/Study, four to Living areas, one to Entry, two to Hallway, two to Alfresco, one to Porch, excludes Wet Areas, Kitchen, Garage, Robes, Linens & Pantry's). Enclosed strip fluorescent light to Garage, enclosed round fluorescent light to Kitchen, batten lights with compact fluoro lamps and opal sphere light fittings to balance of internal lights. Exhaust fans to Bathroom & Ensuite.

Choice of Corinthian Madison (PMAD101, 104, 111 or 04) entry door with clear glazing, Lockwood Nexion mechanical entry lock & Paradigm deadlock. Painted duracote (hollow) doors to other external hinged doors with Lockwood Meridion lever passage set and Paradigm deadlock. Door from Garage into house to have the same locksets as external hinged doors.

Painted Premium Readicote flush internal doors with Lockwood Meridion lever passage sets. Privacy adapters to Ensuite, Bathroom & WC. Bullnose 42mm x 12mm architraves and 68mm x 12mm skirting. Timber Frame and roof trusses, 2400mm high ceilings, Concrete Tile roof (standard roof pitch is 22^{1/2} degrees with 450mm eaves) and R2.5 ceiling batts to Living areas & Alfresco only (excludes Garage, Porch & other external ceilings). Carribean designs include 25 degree roof pitch, Colorbond Roof & sarking.

Face bricks from builders range with raked joints. Sisalation wall wrap to external walls. Other external cladding as nominated on plan and generally painted finish. R1.5 wall batts to upper level external cladded walls (two storey designs only). 'Termiglass' physical termite barrier - polypropylene collars to penetrations. Colorbond fascia, gutter and painted PVC down pipes

Internal stairs (where applicable) to consist of either open housed clear finished kwila treads & stringers or closed housed covergrade (carpeted) treads & risers (plan specific) Carribean 208 design includes open housed clear finished kwila treads & stringers to lower portion of staircase with closed housed clear finished kwila treads & risers (winders) to the upper portion of the staircase. Internal & external balustrade (where applicable) to consist of clear finished square kwila timber posts, kwila 135mm x 38mm timber handrail and horizontal 3mm stainless steel wire balusters

****Prices may be reduced by deleting items such as exposed aggregate, dishwasher, insect screens or Caesarstone bench top to kitchen. Credit amounts are available from your sales consultant.**

****Any covenant or council required items (e.g. bushfire zoning, acoustic zoning, D.A. approval) or any non standard item not allowed for in this Inclusions List will be an additional cost to the purchaser.**

Indigo Homes QBSA License No. 1034627

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