

Primo Inclusions

General Inclusions

- All Council Fees & Insurances included
- HIA Plain Language Contract
- Termiglass termite barrier
- Construction within Indigo Homes Zone 1 area
- Environmental Protection Control requirements
- 6 month maintenance period
- 6.5 year structural guarantee
- Preparation of plans & specifications

Site Costs

- Engineered slab up to 'M' soil classification
- Equal cut & fill up to 1000mm of site fall (500mm cut, 500mm fill) for Single, Acreage, Compact & Double storey designs. Equal cut & fill up to 2250mm of site fall (1125mm cut, 1125mm fill) to Aspect designs. Excludes retaining walls where required
- N2 (W33) wind rating allowance
- Based on fully serviced blocks up to 800m2 with 6000mm set back
- Two field gullies plumbed to stormwater to Single, Acreage, Compact & Double storey designs. Clay spoon drains and six field gullies to Aspect designs.

Internal Inclusions

Appliances

- Technika TGO65D-2 600mm electric under bench oven
- Technika CFE641-2 600mm ceramic cooktop
- Technika SREC01601-2 600mm recirculating rangehood
- Provision for dishwasher (inc power & cold water tap)

Tapware

- *Fienza Eco chrome mixers throughout*
- *Fienza Houston chrome all directional shower roses*
- *Phoenix Ivy 157mm chrome wall spout to hob mount baths*
- *Phoenix Ivy 200mm chrome wall spout to freestanding baths*
- Tasman Washing Machine taps

Toilet Suites

- Alpine white close coupled toilet suites with china cistern and soft close seats

Internal Stairs & Balustrade

- Closed housed covergrade treads & risers (to be carpeted by Client after handover if carpet is not included in the Contract)
- Internal balustrade to consist of painted timber posts with dome top, oval profile timber handrail & black powdercoated 'M1' balusters

Lighting

- Batten lights with compact fluorescent lamps & opal sphere light fittings
- Enclosed round fluorescent light to Kitchen
- Enclosed strip fluorescent light to Garage

Electrical

- Double power points to all rooms
- TV antennae & two TV points
- Two telephone points
- Round white exhaust fans to showers
- Clipsal '2000' series plates to light switches and GPO's

Colour Selection & Paint

- Custom colour selection appointment included
- 3 Coat paint system to internal walls, ceiling & joinery

Wet Area Tiling

- Wet area wall & floor tiling from builders range to standard heights
- No allowance for frieze tiling

Cabinetry

- Laminate floor cupboards & benchtop to Kitchen and Vanities
- Overhead cupboards to Kitchen (excluding fridge space)

Sinks, Basins & Tubs

- *Fienza Crystal drop in white china vanity basins*
- *Fienza Betty round semi-recessed white china basins where shown (plan specific)*
- *Fienza Inge white china wall basin with chrome bottle trap waste where shown (plan specific)*
- *Starlite Caulfield 1 3/4 bowl stainless steel Kitchen sink*
- Clark F6001 freestanding 42 litre stainless steel laundry tub with white powdercoated steel cabinet

Showers, Baths, Mirrors & Accessories

- Aluminium framed shower screens with clear glazing
- Maxton 1500mm white bath
- Cool 1790mm freestanding bath (plan specific)
- Framed mirrors 900mm high by length of vanity
- Ausboard DLX chrome double towel rails, towel rings (to Powder Rooms) & Ausboard Matrix toilet roll holders
- White ceramic soap dish to each shower
- Chrome plated brass floor wastes as per plans

Robes & Linen

- Vinyl sliding doors to Robes & Linen cupboards
- Hinged doors where shown (plan specific)

Internal Doors & Door Furniture

- Painted Readicote flush panel internal doors
- Whitco Bevel Lever door furniture (internal Garage door to have same lockset as external hinged doors)
- Splayed 42x12 architrave
- Splayed 68x12 skirting

BERS (Building Energy Rating Scheme) 6-Star Inclusions

- R2.5 ceilings batts to Living & Alfresco
- Sisalation wrap to all external walls
- R1.5 wall batts to external lightweight cladded walls (excludes external walls with brickwork cladding)
- Clipsal Airflow 1200mm 3-blade white ceiling fan/lights to Bedrooms, Living & Family
- Clipsal Airflow 1200mm 3-blade stainless steel ceiling fan to the Alfresco

Primo Inclusions

External Inclusions

External Doors & Door Furniture

- Painted Corinthian Panelcarve (PC104 or PC4) entry door
- Whitco Bevel Lever entrance set & deadlock to Entry doors
- Painted Duracote hollow doors to other external hinged doors
- Whitco Bevel Lever entrance set & deadlock to other external hinged doors & internal hinged Garage door

Windows & Sliding Doors

- Aluminium powdercoated windows, doors & Entry frames with keyed locks

Garage Door

- Remote controlled sectional overhead Garage door including two handsets

Gas Hot Water System

- Rheem 24 litre/minute continuous flow gas hot water system with recess box

Facades

- Bedarra façade to single storey & acreage designs
- Hastings façade to compact & double storey designs

Roof

- Colorbond roof & sarking (all designs)
- 25 degree roof pitch to 'Compact' designs
- 22.5 degree roof pitch to all other designs
- 450mm wide eaves to all designs
- Colorbond fascia, gutter & painted collared PVC downpipes

External Walls

- Engineered 70mm, H2F or T2 treated blue pine timber frames & trusses (excludes non structural timbers such as soffit framing, bath hobs, etc, up to builders discretion)
- 2400mm ceiling height
- Face bricks from builders range with raked mortar joints
- Other external cladding as nominated on plan & generally painted finish

External Stairs & Balustrade

- Powdercoated aluminium two rail balustrade to standard designs with balconies. Optional upgrade facades that add a balcony have façade specific balustrade (refer to Façade Availability & Pricing Sheet)
- Unsealed hardwood timber treads on galvanised steel stringers where shown to Aspect designs.

Optional 'Move-In' Inclusions

Carpet

- Carpet from Indigo Homes 'Group 1' range to locations nominated on standard plan

Exposed Aggregate Paving

- Exposed aggregate paving from Indigo Homes standard range to Driveway (max 60m² to double Garage designs; max 30m² to single Garage designs), path to Porch, Porch, Alfresco (excluding Aspect designs) and Clothesline slab. Additional charges apply for larger Driveways and structural modifications

Insect Screens

- Aluminium insect screens to windows & sliding glass doors (excludes hinged doors). Flyscreens available to hinged doors at additional cost

Main Floor Coverings

- Main Floor Tiling from Indigo Homes standard range to areas nominated on standard plan
- Vinyl plank flooring from Indigo Homes standard range to Malibu 242, Malibu 245, Malibu 289, Southport 245 & Southport 270 designs

Dishwasher

- Beko DFN05410X 60cm dishwasher including installation

Clothesline

- Metal powdercoated wall, fence or post mounted fold-down clothesline

Letterbox

- Render look Polytek (Key Largo, Barbados, Bahama or Bermuda profiles) high density foam & hardcoat letterbox (excludes house numbers)

* Optional 'Move-In' inclusions must be listed & costed in your Contract Document if included

* BERS 6-star inclusions subject to individual assessment and may be affected by location, orientation, window modifications etc. Additional requirements & charges may apply.

* Prices & Inclusions subject to change without notice. Where a product is required to be substituted due to supplier changes or where not reasonably available it will be replaced with a product of an equivalent or better standard.