

List of Inclusions



Kincaid™



TURN-KEY INCLUSIONS

PRE-CONSTRUCTION

- Soil report and Feature Survey
- Bush Fire Attack Report
- Property Services information
- 6 Star Energy Report
- Building Permit
- Statutory Warranty Insurance
- 90-day maintenance

SITE WORKS & CONNECTIONS

- Fixed site works and connections, engineered specifically for each site
- Engineered designed waffle slab up to Class M
- Water connection to an existing dry tapping point within the building site (Excludes recycled water connection)
- Connections to standard sewer and stormwater points within the building site
- Single Phase underground electricity connection to an existing dedicated electrical pit within 12m of the meter box and gas connection where available

STRUCTURAL

Single Storey

- 2550mm ceiling height with 90mm pine frame
- 22.5° roof pitch to house and garage with Pine roof trusses

Double Storey

- 2550mm ceiling height with 90mm pine frame to ground floor
- 2400mm ceiling height with 90mm pine frame to first floor
- 22.5° roof pitch to house and garage with Pine roof trusses

EXTERNAL

- Clay wire cut bricks from Builders Range with natural rolled mortar joints
- Concrete roof tiles from Builders Range
- Colorbond fascia, gutter and downpipes
- Total of 2 garden taps:
 - 1 at meter location
 - 1 attached to dwelling Double Storey
- Lightweight cladding to first floor walls

EXTERNAL WINDOWS, DOORS & DOOR FURNITURE

- Aluminium powder-coated improved windows to front façade (design specific)
- Sliding windows to remainder of side and rear of dwelling (design specific)
- Aluminium powder-coated improved sliding door to Alfresco (house specific)
- Aluminium framed flyscreens with fiberglass mesh to all openable windows
- Keyed window locks to all openable windows and sliding door(s)
- Roller Blinds to all windows including sliding door(s)

- Front Entry Door: Feature 2040 x 820mm with painted finish
- Entrance Lock: Designer entrance lockset
- External Laundry Door: 1 Lite with clear glazing and painted finish or sliding door (house specific)
- External Garage door: Tempered hardboard flush panel (house specific)
- External Garage and Laundry Door Locks: Entrance knob lockset (house specific)
- Garage Pedestrian door: Flush panel with Entrance knob lockset (house specific)

GARAGE

- Sectional Colorbond Garage Door
- Remote control with Two hand held transmitters and one wall mountable transmitter

ALFRESCO (House Specific)

- Undercover Alfresco area lined with painted plaster ceilings and concrete floor as part of slab (design specific)

ENERGY EFFICIENCY

- Ceiling Batts to dwelling (excluding Garage, Porch and Alfresco ceilings)
- Wall Batts to external house walls
- Foil wrap to external walls
- Solar Hot Water Service with Gas Booster and 1No. Solar Panel Collector with Storage Tank

CORNICE, SKIRTING & ARCHITRAVES, INTERNAL DOORS

- 75mm Cove Cornice to House and Garage
- 67 x 18mm Square Edge MDF skirting boards with painted finish
- 67 x 18mm Square Edge MDF architraves with painted finish
- 2040mm high hinged flush panel doors with painted finish
- 2040mm high hinged flush panel doors to all robes and linen cupboards with painted finish (design specific)
- Chrome hinges, latches and striker plates throughout

INTERNAL DOOR FURNITURE

- Leverset on rosette to internal hinged doors

KITCHEN

- 20mm reconstituted stone benchtop with 40mm edge.
- Square edge laminated doors
- Fully modular cabinets with one bank of cutlery drawers
- Dishwasher space with cold water connection and single power point
- Pantry with 4 fixed white melamine shelves
- Designer cabinetry handles (excludes overhead cupboards)
- Infill above overhead cupboards
- Double bowl stainless steel sink with side drainer
- Chrome mixer tap

KITCHEN APPLIANCES

- 900mm Stainless Steel Upright cooker
- 900mm Stainless Steel Canopy Rangehood
- 600mm Stainless Steel Dishwasher

LAUNDRY

- Metal cabinet with stainless steel trough including bypass
- Chrome mixer tap with concealed washing machine stops

ENSUITE & BATHROOM

- Designer vitreous china inset basin
- Laminated vanity unit with 20mm reconstituted stone benchtop
- Polished edge mirrors to full width of vanity
- Semi framed 1850mm high shower screen with pivot door
- Tiled shower bases to ground floor. Single-piece shower pan to upper floor (size, design specific)
- Acrylic bath
- Vitreous china dual flush toilet suites
- Chrome wall mixer and showerhead to shower
- Chrome bath outlet and wall mixer
- Chrome towel rail to Bathroom and Ensuite
- Chrome toilet roll holders

ELECTRICAL

- Double power points throughout home (excluding fridge, dishwasher and garage sectional remote)
- LED downlights to Entry, Kitchen, Meals, Living and bedrooms.
- Batten light fitting to remainder of dwelling
- 2 Television points (location, design specific)
- 2 Telephone points (location, design specific)
- Self-sealing exhaust fan to Bathroom, Ensuite and WC (design specific)
- Hardwired smoke detectors with battery backup
- RCD safety switch and circuit breaker to meterbox (NOTE: Refer to electrical drawing for indicative location of points)

HEATING & COOLING

- Gas Ducted Heating Unit installed in roof space with thermostat hard wired to wall, ducted to living areas and bedrooms throughout (excludes wet areas)
(Total number of points and unit size are determined by supplier for maximum efficiency)
- Evaporative cooling to all bedrooms and living areas
(Location to be shown on plan)

FLOOR TILES

- Porcelain Floor Tiles: To Ensuite, Laundry, WC and Bathroom
- Tiled skirting: - To wet areas

FLOATING FLOOR

- 8mm Laminate Floating Floor: To Entry, Kitchen, Meals, Living and Rear Hallway

CARPET

- To all remaining areas

WALL TILES

- Ceramic Wall Tiles: To Kitchen and Laundry
- Porcelain Wall Tiles: To Bathroom and Ensuite

PAINT

- Acrylic paint to ceilings
- Acrylic paint to all internal walls (3 coat system)
- Satin Enamel paint to all interior skirting, architraves and doors
- Exterior paint to all exterior painted surfaces

STAIRS (Double Storey only)

- MDF staircase with painted newel post, timber balusters with timber painted handrail

LANDSCAPING

- 1 x Feature Tree
- 140mm pot shrubs/screening plants
- Mulched Garden Beds
- Crushed Rock Toppings
- Combination of instant turf and/or seeded lawn where required, at builder's discretion
- Coloured Concrete Driveway
- Timber treated pine fencing 1800mm high to side and rear boundaries (up to building line) with *single pedestrian gate (*site specific) - Half share with adjoining property
- Letterbox
- Fold-down clothesline

CLEANING

- Site Cleaning: External site clean
- Internal Cleaning: Standard 'Builders' clean before occupancy

INSPECTIONS

- Mandatory building inspections by Building Surveyor as per building permit
- Independent inspection at completion



Kitchen Inclusions

- 1 900mm Stainless Steel Canopy Rangehood
- 2 20mm reconstituted stone benchtop with 40mm edge (20mm edge shown)
- 3 Square edge laminated doors
- 4 Ceramic tile splashback
- 5 Chrome mixer tap
- 6 Double bowl stainless steel sink with side drainer
- 7 900mm Stainless Steel upright cooker (not shown)
- 8 Pantry with 4 fixed white melamine shelves
- 9 Designer cabinetry handles to base cupboards

Kitchen Inclusions

At Kincaid our standard inclusions from trusted brands and premium suppliers deliver a superior level of quality, sophistication and comfort that others consider upgrades.



900mm stainless steel rangehood.



600mm stainless steel dishwasher



900mm stainless steel upright cooker



Double bowl stainless steel sink with side drainer



Chrome mixer tap



Bathroom Inclusions

- 1 Chrome towel rail and toilet roll holder
- 2 Polished edge mirrors to full width of vanity
- 3 Laminated vanity unit with 20mm reconstituted stone benchtop. (laminated bechtop shown)
- 4 Designer vitreous china inset basin
- 5 Premium designer chrome tapware
- 6 Chrome wall mixer and showerhead to shower
- 7 Porcelain Wall Tiles
- 8 Acrylic bath

Bathroom Inclusions

At Kincaid our standard inclusions from trusted brands and premium suppliers deliver a superior level of quality, sophistication and comfort that others consider upgrades.



Chrome Basin Mixer



Chrome shower head



Acrylic Bath



Vitreous china dual flush toilet



Chrome wall mixer



Chrome towel rail and toilet roll holder



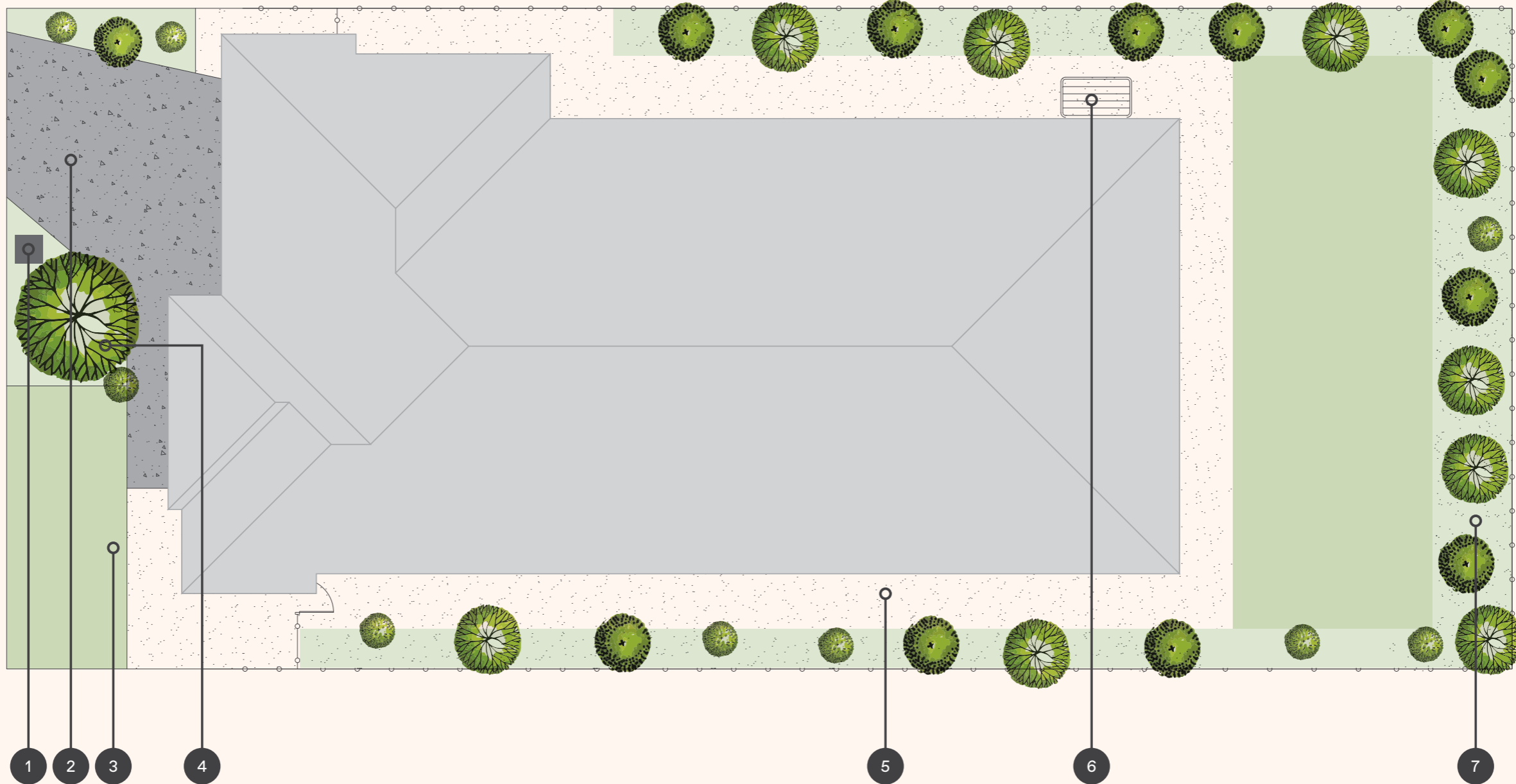
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Exterior Inclusions

- 1 Coloured concrete driveway and path
- 2 Clay wire cut bricks from Builders Range with natural rolled mortar joints
- 3 Colorbond gutter, fascia & downpipes
- 4 Sectional Colorbond Garage Door with two remotes.
- 5 Letterbox
- 6 Concrete roof tiles
- 7 Roller Blinds to all windows including sliding door(s)

Landscaping Plan

- 1 Letter box
 - 2 Coloured Concrete driveway and footpath
 - 3 Instant turf and/or seeded lawn where required
 - 4 Feature tree
- 5 Crushed rock toppings
 - 6 Fold down clothesline
 - 7 Mulched garden bed with various 140mm plants



*Landscaping is only indicative and is subject to change based on site block

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