

YARRUM DESIGNER HOMES

Gold Turn Key Inclusions

Preliminary Items

- Local council building fees and inspections
- Home Building Compensation Fund insurance
- Geotechnical & Structural Engineering report and inspections
- BASIX certificate
- Contour survey

Services

- Pre laid short water service and underground power to existing pillar up to 10 lineal metres
- Roof and site storm water up to 85 lineal metres
- Sewer connection up to 50 lineal metres to suit 5 meter set back

Footings & Slab

- H1 class waffle pod concrete slab as per Structural Engineer's specifications
- Up to 60 lineal metres of concrete piling is allowed

Termite Treatment

- Trithor termite barrier system to the slab perimeter
- Termite collars to all slab penetrations

Frame

- 90mm H2 termite treated timber frame to all external and internal framed walls
- Frame construction to suit N2 wind loading

External Features

- Rendered brick with external wall wrap
- Weathertex lightweight cladding to feature walls or gable ends as required
- Monier Horizon flat profile concrete roof tiles with sarking OR Custom orb Colorbond steel with anti-condensation blanket
- Aluminium windows with clear glass from builders nominated colour range. Obscure glass to bathroom, WC and ensuite
- Flyscreens to all openable windows and sliding doors
- Black keyed locks to external aluminium sliding doors and all opening windows
- Colorbond Fascia and Gutter. Painted PVC down pipes, to suit charged water tank system where applicable
- Hume Weatherguard timber entry frame with solid timber 1200mm pivot door from the Hume Savoy range with Gainsborough Tri-lock traditional series door furniture
- External Hume Durocote solid core doors with Hume Weatherguard to garage and laundry with G4 Series Gainsborough passage set with dead bolt as required
- Weather resistant plasterboard linings to alfresco and porch ceilings (if applicable)
- Sectional lift garage door in standard Colorbond colours with remote control & 2 handsets
- 4000 litre rainwater tank to comply with BASIX
- 3 external yard taps
- TV aerial
- Exposed aggregate driveway (Allowance of 60sqm)
- Clothesline
- Brick rendered letter box

Internal Features

- 2590mm ceiling height
- Taubmans Endure quality 3 coat (sealer plus 2 coats) paint system to interior walls
- 3 coats to ceilings and gloss paint to timberwork
- Redicote hollow core internal doors 2040mm high with Gainsborough door stops
- Plasterboard linings to ceilings and walls including garage
- Villaboard linings to bathrooms & ensuite
- 90mm cove cornice to ceilings & 55mm to robes, linen and storage cupboards
- White melamine shelf with hanging rail to robes
- 4 white melamine shelves to pantry and linens
- 67mm single splayed architraves and 92mm single splayed skirting boards
- Gainsborough G4 series internal door furniture
- 2.0m high tiling to showers, 1.2m tiling to bathrooms & ensuites. Skirting tile to balance. Allowance of \$30/m2
- Tiled recess to showers where shown on plan
- Floor tiling to all living areas, including alfresco and porch. Allowance of \$30/m2
- Carpet to bedrooms, study & robes. Allowance \$50/m2 supplied & installed
- Pine MDF carpeted Stairs with timber post & top rail balustrade with stainless steel wire as required
- R2.0 insulation to external walls and R3.0 insulation to ceilings, except garage and outdoor areas (if applicable)

Electrical Features

- Rinnai 26 litre gas instantaneous OR Rheem 325 litre electric heat pump should gas not be available
- All power points and switches are Clipsal Classic C2000 in a white finish
- Double power points throughout (single to remote control garage door, range hood, microwave, fridge & dishwasher provision)
- LED down lights to entry, halls, living, kitchen, meals, hallways, porch & alfresco
- LED panel lights to bedrooms, study, bathroom, ensuite, WC & laundry
- Exhaust fans to bathroom, ensuite & WC
- 2 television points & 1 telephone outlet
- Smoke detectors provided (direct wired with battery backup)

Air Conditioning

- Daikin reverse cycle ducted air conditioning with standard inverter

Gas Package (if available)

- Rinnai 26 litre gas instantaneous OR Rheem 315 litre electric heat pump should gas not be available
- Gas provision to cooktop
- Gas bayonet fitting to living & alfresco

Kitchen

- 20mm Caesarstone bench tops from the standard Caesarstone range
- Kitchen cabinetry in 2 pak poly finish to doors and panels
- 4 drawers plus 1 bank of pot drawers
- Glass splashback from 2000/3000 series
- Afa Flow undermount double bowl stainless steel sink
- Mizu Drift goose neck sink mixer with pull-out spray
- Fisher & Paykel black reflective glass and stainless steel 60cm 7 Function Oven
- Fisher & Paykel gas on glass 60cm cooktop with wok burner
- Fisher & Paykel 60cm concealed powerpack rangehood
- Fisher & Paykel 60cm stainless steel dishwasher

Bathroom & Ensuite Features

- ADP Medina poly-marble integrated wall hung vanities
- Yeva tapware
- Nikles Fresh hand shower on rail
- Mizu Drift bathroom accessories
- Decina Metro 1650mm rectangular bath (size may vary depending on house type)
- The Gap back to wall toilet suite with soft close seat
- Semi frameless shower screens with pivot door
- Polished edge mirrors
- Full floor sealed waterproof membrane in bathroom & ensuite
- Wasteland Bermuda tile insert floor wastes

Laundry Features

- Laminated bench and cupboards
- Posh Solus 45 litre stainless steel drop in tub with Posh Bristol sink mixer
- Hot & cold washing machine connections
- 0.6m tiled splash back behind laundry cabinetry

Special Features

- Consultation with our qualified interior designer to assist with all colour selections
- 90 day maintenance period
- 2 year non-structural guarantee
- 6 year structural guarantee
- All homes can be modified with ease to suit a particular site, client requirements and/or budget
- Yarrum Designer Homes also specialise in the design & construction of custom designed homes

Note

- Yarrum may substitute inclusions with an equivalent or improved product should the standard inclusion not be available