

## Bathroom, Ensuite and/or Powder Room

(as applicable to the design)

	Home Package Plus
Laminated single colour, wall hung vanities with polymarble vanity tops as applicable.	✓
Alder "Classico, Star 35 or Milano" flick mixer tapware with standard all directional shower roses as applicable.	✓
Stegbar "Grange overlap" semi-frameless shower screens with clear laminated glass.	✓
Full width aluminium framed mirrors over the vanities.	✓
Mechanical ventilation to Ensuite, Main Bathroom and Powder Room (if applicable) if no natural ventilation is available.	✓
Stylus "Basis" 1525mm or 1675mm (as applicable) acrylic bath to the main bathroom.	✓
Fienza "Stella" Close coupled toilet suites.	✓
Bathroom tiles selected from our standard colour boards. Floor tiles, wall tiles 2000mm high to the shower recesses, 1200mm high over the bath and a skirting tile to the balance of the perimeter walls. <i>Note: - Separate WC and vanity area walls include a skirting tile only. Laundry: - Tiled floor and skirting tile to the balance of the perimeter walls and a 450mm high splashback to the laundry tub as applicable.</i>	✓
	Home Package Plus
Raymor "Projix" 45L Laundry Tub & Cabinet.	✓
Hot and cold washing machine connections.	✓
Alder "Classico" flick mixer chrome tapware.	✓

## Electrical

	Home Package Plus
Generous allowance of light points and double power points throughout the home with single power points to the rangehood & the fridge space as applicable.	✓
One (1) x digital ready free to air TV point to the family room (or equivalent room).	✓
One (1) x telephone point to the kitchen.	✓
Leading edge safety and security of earth leakage circuit breakers.	✓
Provision only for NBN connection.	✓
Two (2) x smoke detectors, hard wired with battery backup to AS3786 Smoke Alarms.	✓
Electric garage door opener with two (2) remotes.	✓
Ducted, reverse cycle, inverter Air Conditioning system (as applicable to the design).	✓
Bosch (or equivalent) alarm system.	✓

Based on the price list dated 01/01/2023. In the interest of offering the most refined product, we reserve the right to change plans, materials, company brands and specifications at any time without notice. The images in this brochure are for illustration purposes only. Buyers are advised to discuss inclusions with sales staff.

\*Standard Site Costs are based on a standard block of vacant land & an even cut & fill & assumes that all services are located within the property boundaries. The basic price includes a concrete pump for the concrete slab, underground single phase electrical connection, standard gas connection to the home, compliance with the standard requirements of "BASIX" including the supply & installation of an above ground rainwater storage tank up to 3000 litres in capacity or connection to the recycled water system (as applicable), piercing of footings to even bearing, sediment control barriers, temporary access driveways, temporary construction fencing & scaffolding &/or roof guardrail as required by SafeWork NSW.

Note:- Any additional work required to achieve the water &/or energy ratings, the importation of additional site filling &/or the removal of surplus spoil, travel allowance, area loading for concrete, site access & materials handling charges, the removal of grass, vegetation & trees (including stumps) within the building area from site, excavation in rock, hydraulic engineer's details &/or the supply & installation of on-site detention systems, sewer peg-outs &/or temporary footpath protection & the like have not been allowed for & if required will be charged to the client as an extra.

# Home Package Plus 2023 INCLUSIONS



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## Miscellaneous

	Home Package Plus
Free colour consultation service.	✓ (NA on spec builds)
6 year structural guarantee.	✓
6 months maintenance warranty (twice the industry standard).	✓
Peg out survey and identification survey.	✓
Preparation of architectural drawings, specifications and structural engineer's drawings.	✓
Payment of Development Application/ CDC and Construction Certificate fees, Sydney Water building fees, Home Building Compensation Fund and Long Service Leave Levy Contributions.	✓
Construction All-Risk Insurance and Public Liability Insurance.	✓
Termite protection to the perimeter cavity walls of the home in accordance with AS3660-1 Termite Management including approved collars to the internal pipe penetrations.	✓
M or HI class slab. Note: Jandson Homes will supply the required class concrete slab to suit the site conditions up to HI. If a higher site class is required it will be at the purchaser's expense.	✓
Frames and trusses designed to suit an "N2" wind classification.	✓
Termite Resistant timber frames.	✓
N20, N25 or N32 concrete as applicable to the site. If a higher grade is required it will be at the purchaser's expense.	✓
*Standard site costs (see foot note for full description).	✓

## External

	Home Package Plus
Brick veneer and/or lightweight cladding construction to the external perimeter walls as applicable.	✓
Wide selection of bricks from the Austral "Everyday Life" range.	✓
Natural Mortar.	✓
Wide selection of concrete roof tiles from the Bristle "Designer" or Lutum "Macquarie" ranges.	✓
Powder coated aluminium sliding windows and glass sliding doors including keyed window locks and sliding doors locks. Choice of colours from our standard range.	✓
Obscure glazing to the main bathroom, the ensuite and the powder room windows as applicable.	✓
Meranti timber entry frame with clear glazing as applicable to the design.	✓
Sectional overhead garage door/s to the front elevation of the home as applicable.	✓
Two (2) x external garden taps.	✓
Coloured concrete driveway from the front boundary to the garage. This will include a coloured concrete path from the front boundary to the front patio & a plain concrete crossover from the front boundary to the kerb.	✓
<i>Note:- No allowance has been made for the sealing of the driveway &amp;/or path (this is to be completed by the client 14-28 days after the driveway is poured), grated drains, different coloured edges or rosettes, the cutting in of a new layback &amp;/or the making good of any redundant layback &amp; if required will be charged to the client as an extra.</i>	✓

## Internal

	Home Package Plus
Heavy duty sarking plus two (2) x Edmonds Supavents or equivalent.	✓
2550mm (nominal) high ceilings to ground floor only.	✓
"Cove" 90mm cornice throughout the home.	✓
CSR "Gyprock" plasterboard linings to the walls and ceilings throughout the home, 6mm fibre cement linings to the main bathroom and the ensuite and WaterShield plasterboard linings to the separate vanity/WC areas, the laundry and the kitchen as applicable.	✓
Corinthian "Urban" (or equivalent) 2040 x 820 x 40mm (as applicable) front entry door with a paint finish.	✓
Corinthian "Redicote Flush" internal doors for a paint finish.	✓
Cushioned doors stops to the hinged doors throughout the home to protect the walls.	✓
68 x 18mm (nominal finished size) FJP timber skirting and timber architraves (for a paint finish) throughout the home. Choice of profile.	✓
Gainsborough "8901ANG Trilock" (or equivalent) entrance set to the front entry door. Choice of colours.	✓
Gainsborough "Contractor 100 Series" internal lever door furniture.	✓
Vinyl sliding doors to the built in wardrobes.	✓
White Melamine shelving system to the linen cupboards, the walk in wardrobes and the built in wardrobes as applicable.	✓
Bradford R1.5 insulation batts to the external cavity walls of the home and R2.5 insulation batts to the ceilings of the living areas under the roof tiles (excludes the garage).	✓
Washable acrylic paint (3-coat system) to the internal walls, "White" ceilings and gloss painted internal joinery. Choice of one (1) colour for internal walls.	✓
Choice of Roller or Vertical Blinds from standard range of colours.	✓
One (1) x internal gas bayonet point. <i>Note:- Subject to gas availability.</i>	✓
Timber internal staircase (for a paint finish) with MDF treads and risers to our two-storey designs. Includes wood or black iron balusters.	✓
Combination of Carpet and tiling selected from our standard colour boards to applicable areas within the house design. See relevant house and land package brochure for details.	✓
Rinnai "B26LTREX NAT 50D" External Model Gas Hot Water Service. <i>Note: If gas is not available to site, an alternate, energy efficient hot water service (other than a standard electric hot water service) may be required to satisfy BASIX.</i>	✓

## Kitchen

	Home Package Plus
Quality fully laminated kitchen including 20mm Caesarstone benchtops chosen from our "classic" range (excludes "waterfall" end panels). Laminated cupboard doors with PVC edges, soft close metal hinges and easy glide soft close drawers. Choice of colour from our "standard" range. Four (4) white melamine shelves to walk in pantry as applicable to the design.	✓
Choice of designer kitchen door handles selected from our "Standard" range.	✓
Matching colour or black kickboards.	✓
Inalto "ICG6F" (or equivalent) stainless steel gas cooktop.	✓
Inalto "IO64M.1" (or equivalent) black glass and stainless steel oven.	✓
Inalto "ASL60DR2S" (or equivalent) recirculating rangehood.	✓
1-1/2 bowl stainless steel kitchen sink with an Alder "Kali" sink mixer.	✓
Tiled splashbacks selected from our standard colour boards to the underside of the overhead cupboards.	✓
Dishwasher space (including plumbing and electrical connections) for a future dishwasher.	✓

