

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 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
- Four 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

- Base MK2 chrome mixers throughout
- Posh Bristol chrome rail shower
- Posh Solus 180mm chrome wall spout to hob mount baths
- Posh Solus 220mm chrome wall spout to freestanding baths
- Phoenix Ivy chrome washing machine stops

Toilet Suites

- Posh Dominique white close coupled S trap toilet suites with china cistern/pan and soft close seats

Internal Stairs & Balustrade

- Closed housed cover grade 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, 90x42mm rectangular profile 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
- Clipsal Fan Light Heater (2 bulb light) to Bathroom and Ensuites
- Clipsal 'C2000' Classic plates to switches & power points

Colour Selection & Paint

- Custom colour selection appointment included (up to 4hrs)
- 3 Coat Ultra Premium paint system to internal walls, ceiling & joinery including Taubmans Endure Low Sheen to internal walls

Wet Area Tiling

- Wet area wall & floor tiling from Beaumont Tiles Silver 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

- Base 540 drop in white china vanity basins including pop up waste
- Roca Victoria 510 semi-recessed white china basins including pop up waste where shown (plan specific)
- Roca Victoria 520 white china wall basin with chrome bottle trap and pop up waste where shown (plan specific)
- Base 1200mm 1 & 3/4 bowl stainless steel Kitchen sink with basket wastes
- Base freestanding 42 litre stainless steel laundry tub with white powder coated cabinet

Showers, Baths, Mirrors & Accessories

- Aluminium framed shower screens with clear glazing
- Base 1650mm white bath (Base 1520mm white bath where insufficient room, plan specific)
- Posh Solus 1780mm freestanding bath (plan specific)
- Framed mirrors 900mm high by length of vanity
- Base chrome double towel rails 800mm, towel rings (to Powder Rooms) & toilet roll holders
- 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 architraves
- Splayed 68x12 skirtings

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

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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
- Aluminium barrier screens with diamond grille & fibreglass insect mesh to all upper floor Bedroom windows and upper floor Ensuite window/s where there is no internal door separating the rooms

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

Hot Water System

- Rheem 325 litre electric heat pump hot water service including concrete slab

Garage Door

- Remote controlled sectional overhead Garage door including two handsets

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 (2590mm ceiling height to Bonaire 248, St Lucia 250, St Lucia 305 & St Lucia 310)
- Face bricks from builders range with raked mortar joints
- Other external cladding as nominated on plan & generally painted finish

Facades

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

Optional 'Move-In' Inclusions

Carpet

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

Main Floor Coverings

- Main Floor Tiling from Beaumont Tiles Silver 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

Insect Screens

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

Letterbox

- Render look Polytek (Key Largo, Barbados, Bahama or Bermudc profiles) high density foam & hard coat letterbox (includes house numbers)

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

* Please note the price of the system incorporates the claim for the Renewable Energy Certificates (REC's) offered and the owner agrees to sign any ownership of REC'S to Indigo Homes. Indigo Homes reserves the right to remove the offer and provide a full refund prior to construction should the movement of REC'S become lower than what Indigo Homes deems acceptable.

* 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.