



**PRACTICAL
HOMES**

STANDARD INCLUSIONS

Standard Inclusions

GENERAL INCLUSIONS

Interim occupation certificate
Architectural plans/BASIX Requirements
Council or CDC application and approval for building a standard dwelling
Sydney Water approval/Inspection Fees
Registered surveyors contour plan and Final identification survey
Construction Insurance & Home Owners Warranty Insurance
Sediment control measures
Granitgard Termite management system and Certificate
Class "M" concrete slab (subject to Geotech report)
90mm frames external & internal
2440mm ceiling height
Scaffolding and Safety roof rail as required by Workcover
Insulation batts to external walls and ceiling (excluding garage)
Safety Switch to main electrical board & Smoke detectors
Structural Warranty in accordance with NSW legislation building act
3 month maintenance guarantee from hand-over
Cure treatment concrete slab

EXTERNAL INCLUSIONS

Selection of face bricks - PGH Bricks - builders range
Bristle Concrete Roof Tiles - Designer Range
Plain concrete front Patio/rear Alfresco formed part of house slab (subject to home design specific)
Aluminium powder coated Sliding doors & Windows with key locks
Maintenance free Colorbond Fascia, Gutter
2 x external taps
Panel lift colorbond garage door

INTERNAL INCLUSIONS

Melamine Shelving to robes and linen closet (4 shelves to linen and one hanging rail to robes)
Front Door - Madison Range by Corinthians with Enviro Seal for weather protection
Internal Doors - Flush range by Corinthians
Laundry Door - solid core door or sliding (subject to home design specific)
Internal Gainsborough Door Handles - Firoa, Lianna, Carla
Gainsbrough Trilock 8901ANGS Double Cylinder deadlock to Front Door
Gainsbrough Terrance and deadlock to Laundry Door - 540TERSS
Pine timber 67mm Skirting and Architraves - Half Splay or Homebush
Framed Mirrored Sliding doors to bedroom robes as per plan
Gyprock Lining to Internal Walls with 90mm cove cornice
Taubmans 2 coats paint System to internal walls, ceiling and woodworks

ELECTRICAL INCLUSIONS

1 external light point to patio/alfresco
1 Double Power point to all rooms
Light point to each room
Safety Switch to electrical board
Smoke detectors hard wired with battery back-up to Australian standard
1 TV Point
1 Phone Point
Electric or gas storage hot water (subject to Basix)

KITCHEN INCLUSIONS

Laminated Polytec Matt Finish Kitchen Cupboard Doors with Matching Overhead Cupboards
Laminex bench top round edged
Ceramic Tiles to Kitchen Splash back 650mm high – Builders Range
Hettich Kitchen Handles
Caroma "Radiant" 1200mm Stainless Steel double bowl sink
Stylus Venecia Mixer
OMEGA 600mm oven OO651XR
OMEGA 600m cooktop OCG62X
OMEGA 600mm Rangehood SLIDE OUT ORT6WXA-C

BATHROOM, ENSUITE & LAUNDRY INCLUSIONS

Stonepage Moulded Poly Top Vanity with draws and cupboards
Vanity mirror with aluminium edge to all Vanity's
Framed Shower screens with clear laminated glass
Ceramic tiles to all wet areas from Builders
Caroma Prima Stylus Connector Toilets
Venecia Tapware by Caroma
Caroma Cosmo soap holder, toilet roll, towel rail and towel ring
Clark 42 litre stainless steel laundry tub
Skirting Tiles to Laundry
Privacy locks to bathrooms and main bedroom
Caroma Stylus Maxton Bath
Exhaust Fan to WC (subject to home design specific)
1.2 tiling high to bathroom and ensuite (ceramic tiled skirting elsewhere)



**PRACTICAL
HOMES**



Display Homes

Riverstone

129 Crown Street
Riverstone NSW 2765

On Display

Monaco 21
Savannah 23

Edmondson Park

23 Clement Road
Edmondson Park NSW 2174

On Display

Stylista 32
Isabella 24

The upgrades listed in this brochure is what is included in the standard inclusions. Some images may display items, fixtures, finishes and features not supplied by Practical Homes for example furniture, fireplaces or landscaping. These offers are not available with any other offer and are subject to standard site conditions. Any items not wanted from the inclusions package by the client will not be refunded, credited or substituted. Extra charges may apply when an item is required to be substituted due to site specific requirements of an Authority including bushfire BAL rating. Practical Homes reserve the right to amend or substitute items or suppliers without notice. For more information on the home pricing and optional variations, please contact our office.