

Our complete inclusions
and home installation services



EXTERNAL FEATURES

SipForm™ Fully insulated energy efficient walls with acrylic texture coat system to the external wall faces in a wide range of colours

100mm 20MPA concrete slab to house and garage (Assumed class 'A')

Engineered timber to raking ceilings (if applicable)

4.5mm fibre cement eave/ alfresco/ verandah lining with plastic H jointers

XRW Colourbond™ steel roof cover in wide range of colours

XRW Colourbond™ steel quarter round profile gutters including Fascia and downpipes

Garage with natural finish concrete and sectional auto overhead door with 2 x remote and wall button

DOORS, WINDOWS & SECURITY LOCKS

920mm Hume Verve solid timber hinged door with clear glazing in aluminium frame

2040mm solid core door with Gainsborough Tri-lock door furniture, door stop and weather seals from the garage into the home (if applicable)

2040mm Flush panel internal doors in metal door frames

Choice of Gainsborough Satin chrome lever handles to all internal doors, including privacy locks to bathroom, powder room, ensuite and WC (if applicable)

2100mm Double glazed powder coated aluminium framed windows and doors. 4mm Clear Toughened/12mm Argon/ 4mm Clear Toughened up to 2400mm width

Clear glass to all windows and sliding doors with your choice of clear or obscure glass to wet area windows

INTERNAL FEATURES

2700mm high ceiling height throughout unless otherwise noted
2400mm high double sliding robe doors (1 x mirror finish, 1 x white vinyl finish)
Shelf and rail in all robes
4 x Melamine shelves to Linen
Plasterboard ceilings with square stop to walls
R4.1 ceiling batts to all internal ceilings of the home. Excludes external areas

KITCHEN, BATHROOMS & LAUNDRY

Custom built designer kitchen with soft close hinges and drawer runners. Laminex doors with ABS edging in a wide range of colours and finishes, white lined internal shelving, and laminate kickboards

Laminex benchtop 33mm Square edge profile
Stainless Steel 1&3/4 inset sink
Reece designer mixers tapware in Chrome finish to the Kitchen, Bathroom's, and Laundry
Provision for dishwasher including power and cold-water supply
45 litre pull out bin drawer with soft close runner
1 bank of 4 drawers in Kitchen, with 1 cutlery tray
Vitreous china vanity basins to Ensuite and Bathroom
Hand basin and stylish cabinet in Powder room (if applicable)
Reece bath to Bathroom
Vitreous china toilet suites with dual flush and soft closing seats
Reece designer bathroom accessories including toilet roll holders, double towel rails
Under bench cupboards to the laundry with 45l flat rim inset stainless steel trough
Designer metal handles to all cabinetry
Tiling allowance includes installation of oversize tiles up to 300 x 300 to the floor and 300 x 600 to walls of all wet areas (Ensuite, Bathroom WC, Powder and Laundry) Tile purchase allowance of \$40m2 including porcelain and rectified tiles.

2100mm high wall tiling to showers
Hobless shower with semi-frameless glass door to Ensuite and Bathroom
Mirrors with polished edge to full width of the vanity cabinets to the Ensuite, Bathroom and Powder room.

APPLIANCES & ELECTRICAL

Fisher & Paykel 600mm electric oven brushed stainless with black door
Fisher & Paykel 600mm electric cooktop black ceramic glass
Fisher & Paykel 600mm Canopy Rangehood
Rheem Stellar 5 star high efficiency 160 litre electric storage HWU
1 x Double power point per internal room, plus for the fridge recess and microwave recess
Clipsal Series C2000 switches and power points throughout
Energy efficient exhaust fans to the Bathroom, Ensuite, Powder and WC all flumed to external air
Hard-wired smoke detectors with battery backup
Television point to living area and 1 x data point
Surface mounted LED light Fittings included with warm or cool light options
LED wall lights to external doors
1 single LED baton light to garage (if applicable)

FINISHING ITEMS

Painting - Full internal wall painting using 3 coat system including 1 undercoat and 2 topcoats of paint from the Solvers Builders range (One colour throughout)
Skirting 92 x 11mm Square Edge
Architrave 42 x 11mm Square Edge

OTHER QUALITY INCLUSIONS

Fixed price Master Builders Building Contract
Engineers soil report of building site
Engineer designed slab and footings
10m sewer connection allowance
10m single phase power allowance
7.5m water run-in allowance
External front and rear garden taps
Survey and re-peg of the site before construction (if required)
Housing Indemnity Insurance
6-Year structural guarantee
6-month maintenance warranty period
Anti-termite protection

Options to enhance and personalize your home.

- Heat Recovery Ventilation Systems (HRV)
- Heat Pump HWU
- Reverse cycle air conditioning
- Solar PV System with Battery
- Decking or Paving
- Driveway
- Heated towel rails
- Floor Coverings
- Thermal break to Aluminium windows and doors
- Low-E Glass
- Home styling service
- Passive House construction standards
- Weathertex cladding
- Alternative Architectural cladding
- Skylights
- Feature acrylic render

SITE LOCATIONS MAY REQUIRE:

- Bushfire Upgrades
- Cyclonic rating Upgrades
- Coastal rating Upgrades

FORM FINISH Inclusions December 2021

Form Homes reserves the right to amend or revise any specification without notice or obligation.

Variations to the specifications may be made due to local statutory requirements.

Intending purchasers should satisfy themselves as to the understanding of all items by inspection and/or classification by a Form Homes representative.

All sizes quoted are nominal size only.