

Our complete inclusions  
and home installation services



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### 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/ veranda lining with plastic H jointers  
XRW Colorbond™ steel roof cover in wide range of colours  
XRW Colorbond™ steel quarter round profile gutters, Fascia and downpipes  
Garage with natural finish concrete and sectional auto overhead door with 2 x remotes and wall button  
Acrylic render finish to external walls

### DOORS, WINDOWS & SECURITY LOCKS

2040x820mm Hume Verve solid timber hinged door with clear glazing in aluminium frame  
2040x820mm solid core door with Gainsborough Tri-lock door furniture, door stop and weather seals from the garage into the home (if applicable)  
2040x820/720mm Flush panel internal doors in metal door frames  
Gainsborough Lianna Satin chrome lever handles to all internal doors, including privacy locks to bathroom, powder room, ensuite and WC (if applicable)  
2100mm high Single-Low-e glazed powder coated aluminium framed windows and doors with max 2400mm width.  
Clear glass to windows and sliding doors with 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 set cornice  
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. New Line Laminated doors with ABS edging in a wide range of colours and finishes with white lined internal shelving  
Laminated 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 toilet roll holders and double towel rails  
Bench cupboards to the laundry with 45 litres flat rim inset stainless steel trough  
Designer metal handles to all cabinetry  
Tiling allowance includes 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 \$50/m2 porcelain, 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 single GPO's for the fridge recess and microwave recess (if applicable)  
Clipsal Series C2000 white switches and power points throughout  
Energy efficient exhaust fans to the Bathroom, Ensuite, Powder and WC (if applicable) all flumed to external air  
Hard-wired smoke detectors with battery backup  
1xTelevision point to living area/ new line 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**

Internal wall painting using 3 coat system including 1 undercoat and 2 topcoats of paint from the Solver/Wattyl Builders range (One colour throughout)  
Skirting 92 x 11mm Square Edge (excluding wet areas)  
Architrave 66 x 11mm Square Edge to internal face of external windows and doors

## **OTHER QUALITY INCLUSIONS**

Fixed price Master Builders Building Contract  
Engineer designed slab and footings  
10m sewer connection allowance  
10m single phase underground power run-in allowance  
7.5m water run-in allowance  
External front and rear garden taps  
Housing Indemnity Insurance  
6-Year structural guarantee  
6-month maintenance warranty period  
Anti-termite protection

## **Options to enhance and personalize your home.**

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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  
Double-Glazing. 4mm Clear Toughened/12mm Argon/ 4mm Clear Toughened up to 2400mm width  
Thermal break to Aluminium windows and doors  
Home styling service  
Passive House construction standards  
Weathertex cladding  
Alternative Architectural cladding  
Skylights

## **SITE LOCATIONS MAY ALSO REQUIRE**

Bushfire Upgrades

Cyclonic rating Upgrades

Coastal rating Upgrades

### **FORM FINISH Inclusions February 2023**

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.