



MEGA HOMES  
WITH YOU FROM THE START

# STANDARD INCLUSIONS

## GENERAL

6 star energy rating (as per building regulations)

10 years structural guarantee

3 month maintenance / guarantee service

Colour selection service

Plans, permits and fees

Quality Assurance Inspection

## EXTERIOR

Footings:	"M" Class Waffle concrete slab
Termite:	Part A termite treatment to slab penetrations and Part B termite treatment to slab perimeter
Bricks:	Boral or PGH Bricks (Builder's range) with flush, ironed or ranked joints
Render:	Coloured render to facades (refer to working drawings for specifications)
Roof Tiles:	Concrete roof tiles from builders range
Entry Door:	Builders standard range feature timber door
Laundry Door:	Aluminium Sliding Door
Windows:	Aluminium framed windows (lockable) throughout from builder's range- white cathedral obscure glazing to Bathroom, ensuite and waterclosets (refer to workings drawings for specs.)
Window Infills / Eaves:	Painted Fibre cement (refer to workings drawings for specs.)
Fascia:	Colorbond
Guttering:	Colorbond
Downpipes:	Colorbond
Solar Hot Water:	Solar gas boosted hot water system with 1 No roof collector
Connections:	All services includes sewer, stormwater, dry water tapping and underground power for land up to 450 sq. meter
Fibre Optic Provisions:	Conduit provisions installed complying with FOP provider.
Taps:	Front and rear garden taps
Garage Door:	Manual opening sectional garage door

External Door Furniture:	Entrance set with deadlock to front entry & entrance sets to balance
Cleaning:	Site cleaning

## INTERIOR

Frame / Walls:	Stabilized pine wall frame (studs 450mm ctrs) and engineered roof truss
Doors:	2040mm high hinged flush panel doors throughout (Builder's Range)
Robe / Linen Doors:	2040mm high hinged flush panel doors throughout (Builders Range)
Door Furniture:	Builders range lever door furniture
Robes / Broom / WIR:	Built in robes to all bedrooms and walk in robes to master bedroom with 1 No 445mm wide white melamine shelf and hanging rail under.
Linen:	4 No rows of 445mm wide melamine shelves to linen cupboards as per plans
Skirting & Architraves:	MDF 67mm x 18mm Standard profile architraves and skirting
Cornice:	75mm Scotia (Builder's range)
Tiles:	Choice of ceramic wall and floor tiles to wet areas from Builder's range 100mm skirting tile to all wet areas (excluding kitchen)
Insulation:	R3.5 Glasswool batts to ceiling of roof space only (excludes garage) R2.0 Glasswool wall batts including sisilation to external brick veneer walls (excluding garage) and wall in between house and garage
Plaster:	10mm plasterboard to walls and ceiling and villa board to wet areas
Heating:	Ducted gas central heating system (Builder's Range) to living areas only
Paint:	Quality builders range paint 2 coat application (washable) throughout
Ceilings	2440mm (overall plates) standard ceiling height to dwelling
Stairs	MDF covergrade staircase with painted timber handrail/ balustrade (where applicable)
Waterproofing	Waterproofing of all wet areas as per standards



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## KITCHENS

Cabinet:	Laminate cabinets (excludes overhead cupboards) with selection of colours and finishes from builder's range
Benchtop:	Laminate rolled edge with choice of colours and style from builder's range
Handles:	To all doors, choice of colour and style from builder's range
Sink:	1 & 3/4 bowl single drainer stainless steel sink (Builder's range)
Tap:	Chrome sink mixer
Oven:	600mm stainless steel Electric Oven
Cooktop:	600mm stainless steel Gas Cooktop
Rangehood:	600mm stainless steel canopy range hood

## BATHROOM / ENSUITE / WATERCLOSET / POWDER

Cabinet:	Laminate cabinets with selection of colours and finishes from builder's range
Vanity Top:	Laminate rolled edge benchtop with choice of colour and style from builder's range
Handles:	To all doors, choice of colour and style from builder's range
Basins:	Vitreous China oval basin - White
Shower Basins:	900 x 900 polymarble moulded shower base
Shower Screens:	Semi framed pivot door shower screens with laminated glass and polished chrome frame
Bath:	1525mm long pressed steel bath (White)
Toilet:	Close coupled dual flush toilet with soft close lid
Mirrors:	Polished edge mirrors – above vanity splashback
Taps:	Solid handle mixer taps throughout

## LAUNDRY / ELECTRICAL / SAFETY

Trough:	45 litre Laundry trough with white metal cabinet
Tapware:	Sink mixer tap to trough and cross handled washing machine stops
Lights:	Batten light with globe and white conical shade throughout home (refer to electrical layout)
Power Points:	Single / Double power points throughout (refer to electrical layout)
Switches:	C2000 or similar wall mounted switches
Telephone:	2 No. Pre-wired telephone points (refer to electrical layout)
Television:	2 No. Pre wired television connection points (refer to electrical layout)
Smoke Detectors:	Hardwired battery backup installation to conform to the regulations
Exhaust Fans:	6 Star energy rated ceiling exhaust fans (Builder's Range to Bathroom and Ensuite only)
Safety Switches:	Circuit breakers and safety switch to meter box

**NOTE:** Mega Homes reserves the right to alter any item on this standard inclusion and maybe subject to change without notice.