



## Invogue Homes

Standard Inclusions List  
Cooma – Jindabyne and Monaro Areas

### Front Entrance

**Entrance Door** 2040 x 820mm feature door with paint finish

**Sidelights** / Clear glazed (design specific – refer to working drawings)

**Door Furniture** Chrome designer lever door furniture.



### All Elevations

**Brickwork** Face bricks from builders standard range with natural mortar and raked joints "Allowance \$1000/1000"

**Windows and Doors** Aluminium sliding doors and windows (key lockable) ALL WINDOWS AND DOORS ARE WIND RATED FOR OUR REGION.

**Garage vehicle door** Colorbond panel lift with remote control.

### Roof Cover

**Roof** Colorbond iron roof from builders standard range  
Note : concrete roof tiles are available, refer to builder

**Colorbond** metal fascia, guttering with painted PVC downpipes

**Eaves** 450mm to 600mm wide, fibre cement lined with paint finish (design specific, refer to working drawings)

### Ceiling Height and Other Elevations

Ceiling Height 2400mm to all current designs unless otherwise specified.

**Metal steel lintel** to garage opening and where needed.

**Sliding glass doors** to patio or living areas as per plans.

**Carpet** selected from builders range at \$40/m2 refer to working drawings for selected areas as shown

**Laundry Door** key lockable aluminium glazed sliding door unit or hinged flush panel door (design specific – refer to working drawings)

### Window Features

**Privacy Obscure Glazing** to bathroom and ensuite windows

**Safety Glazing** to window situated above bath

**Flyscreens** to windows and sliding doors

**Wind rated** for Cooma Monaro and Snowy Mountains region.

### Kitchen

As per our Good Appliance Pack

**Oven** Technika 600mm Stainless Steel electric oven

**Rangehood** Technika 600mm retractable stainless steel rangehood.

**Cooktop** Technika 600mm gas or electric 4 burner cooktop

**Dishwasher** Technika – Stainless steel dishwasher

**Other upgrades** available including Freestanding oven, refer to builder for more information

**Sink** 1 ¼ bowl stainless steel sink with single drainer

**Kitchen Cabinets** Overhead cupboards and 600mm deep base cupboards with laminate door / drawer fronts and D style handles.

**Bench tops** Laminated rolled edge bench tops – design specific refer to working drawings.

### Bathroom, Ensuite, WC & Powder Room (if applicable)

**Vanity units** selected from builders range at South East Tiles Cooma. \$550 Allowance

**Shower Bases** Ceramic tiled

**Mirrors** Framed mirror fixed to wall above vanity same width as vanity.

**Bath** 1525mm or 1675mm white acrylic bath

**Shower Screens** Clear laminate with chrome surround and pivot door

**Toilet** Dual flush cistern with china pan min 3 star

**Toilet Paper Holders** One included per toilet suite

**Double Towel Rails** One included to each bathroom and ensuite

**Soap Dish** One included to each shower

**IXL Tastic Ceiling Exhaust Fans** to bathroom and ensuite

### Tapware Builders Range

Kitchen Chrome lever sink mixer

Vanity Basins Chrome lever basin mixer

Showers Chrome lever wall mixer with chrome shower head

Bath Chrome lever wall mixer with chrome outlet

Laundry Chrome lever sink mixer to trough and chrome washing machine tap set.

## Walls and Roof Frames

T2 treated pine termite resistant

**Roof Trusses** Snow and wind rated for our area

**Wall Frames** 90mm timber framing to external and internal walls. Snow and wind rated for our area

## Laundry

**Laundry Trough** All in one unit with 45 litre stainless steel tub and cabinet

**Laundry Cupboard** (if applicable) One shelf. Design specific, refer to working drawings.

## Joinery

**Internal Doors** Flush panel doors with semi gloss paint finish

**Skirts and Architraves** 67mm x 18mm moulded with semi gloss paint finish

**Internal Door Furniture** Designer lever handles from builders standard range

**External Door Furniture** Designer lever lockable handles from builders range

**Bedroom Robes** Adjustable white melamine shelving and hang rail. Main bedroom as per plans.

**Linen Cupboard** Four shelves in white adjustable melamine.

**Note** : the number of robes and other storage cupboards are design specific – refer to working drawings

## Internal Lining and Insulation

**Plaster Board** 10mm board to all internal walls and ceilings

**Water Resistant Lining Board** to all wet areas (where applicable)

**Cornice** 90mm cove style

**Internal Wall Paint** Quality three coat paint system in washable low sheen acrylic, One colour for walls and one colour for ceilings throughout house including garage.

**External Wall Insulation** Sisalation wall wrap & 2.0 wall insulation

**Ceiling Insulation** (excluding garage ceiling) R3.0 ceiling insulation

## Electrical and Safety Devices

Double Power Points As per electrical plan

Single Power Points As per electrical plan

Internal Light Points White recess flouro light fittings throughout

Safety Switches to meter box as required

Smoke Detectors Wired direct to 240v power supply

Telephone Points Two pre wired points included

TV Points Two included with 5m or coaxial cable to roof space.

**Note** : The number and location of electrical points is design specific – refer to working drawings for details.

## Ceramic Tiling

**Wall Tiling** Ceramic tiles selected from builders standard range.

Included to kitchen, Bathroom, ensuite, powder room if applicable, and laundry (2m high in showers, skirting tile to remainder at \$35/m2)

**Floor Tiling** Ceramic tiles selected from builders standard range. Included to kitchen, bathroom, ensuite, WC, powder room if applicable and laundry. Design specific refer to working drawings.

## General Inclusions

**External Garden Taps** – 2 included, one at front of house, one at rear.

**Hot Water Service** Instantaneous Gas hot water heater with steel protection box.

**Heating** 2.5 hp reverse cycle air conditioning unit as standard

3000lt water tank as per BASIX requirements.

Hills Hoist Washing Line

## Siteworks & Service Connections

**Site Costs** Allowance of 300mm fall over building area

**Concrete Slab** to engineers specifications to house and garage

**Entry Porch** (if applicable) 100mm plain concrete paving slab

**Storm Water** connection allowance to 60L/M

**Sewer Connection** allowance to 45L/M (to 35L/M if no ensuite)

**Gas Connection** is area / location specific, refer to builder

**Power Supply** Electrical connection allowance to 10 L/M

**Water Supply** Dry tapping, same side of street, connection allowance to 10 L/M

**Termite Protection** Slab penetrations and perimeter barrier to Australian Standards

## Special Warranties

**Warranties and Guarantees** supplied by builder at handover where applicable

Statutory Structural Guarantee

Home Owners Warranty Insurance

**Maintenance Period** for 3 months following completion of home

## General Documentation

Fixed price contract

Working drawings and specifications

Engineers report and floor slab design along with snow and wind ratings.

Local council building permit fees and construction certificate issued.

Basix certificate assessment

## Special Notes:

These inclusions, suppliers and products may be subject to change at any time without notice due to changes in product line and or availability.

All sanitary fixtures are white as standard.

**Town Planning** – It is the responsibility of the owner/s to obtain the Town planning permit (if required)