

ESSENTIAL  
INCLUSIONS

**General:**

- Construction plans, council fees, site clean.
- 6 yr structural/12 mth maintenance warranty.
- Plumbing and electrical connections (as required).
- Termite protection.

**Framing:**

- Engineered 90x35mm treated pine frames and trusses.
- LVL bearers and I joists with Duragal steel posts (raised homes) or Raft Slab (as per soil classification).

**External:**

- Colorbond corrugated roofing, 150mm quad gutters, 90mm PVC downpipes.
- Builder's range of selected cladding incl Hardi Plank, Render, Brick.
- Bradnams Essential range windows and sliding glass doors, with tinted glass and insect screens.

**Internal:**

- 2.4m high ceilings
- 10mm plasterboard, 6mm villaboard to wet areas.
- Cove cornice/Bullnose or Colonial skirting and architraves.
- Painted MDF shelves to all linen cupboards, hanging rails to all robes.

**Insulation:**

- Sisalation and batts to all external walls.
- 60mm foil-backed blanket to roof.

**Electrical:**

- 2 double points to Bed 1, Living and Kitchen. 1 single point to all appliance fittings. 1 double point to remaining bedrooms.
- 1 external point.
- Oyster lights throughout. 2 external lights (spotlight and/or pencil light).
- Stainless steel or white fans outdoor area.
- 2x TV points and antenna.
- Smoke alarms as required.
- 250ltr electric hot water system.

**Doors:**

- Timber Entry doors, flush panel internal doors.
- Vinyl sliding doors to robes.

**Painting:**

- 3 coats to interior, 2 coats to exterior. Single colour.

**Verandah:**

- Verandah and outdoor ceilings lined and insulated.
- Hardwood decking, hardwood steps with steel stringers (raised homes).
- 90x90 hardwood posts, treated pine handrail and balustrade.

**Floor Coverings:**

- 'Timber look' vinyl planks – PCA \$70/sqm laid.
- Carpeting – PCA \$45/sqm laid.
- Tiles – PCA \$30/sqm (non-rectified).  
+ Standard Laying

**Tiling:**

- Tiled floor to bathrooms and toilet (PCA \$30/sqm (non-rectified) + Standard Laying
- Shower tiled to screen height with single tile skirting.
- Wall tiling behind toilet.
- Tiling to kitchen, bathroom and laundry splashbacks.

**Other (where required):**

- Earthworks and driveway.
- Sewerage treatment system and 2 x 5000g poly water tanks (on slab with pump).
- Phone connection, NBN provision.
- Underground power (incl power pole where required).
- Clothes line or hoist.
- Panel-lift garage door with remotes – Colorbond range.

Visit us at Gympie & Maryborough

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Oakvale Homes Building Group P/L ACN: 094 728 686 BSA Lic: 105 7231

## ESSENTIAL PC RANGE

### Kitchen:

- Laminate benchtops, overhead cupboards to ceiling, built-in fridge space.
- Essential range electric 600mm cooktop and electric under-bench oven.
- Essential range pull out rangehood.
- Essential range 1 ¾ sink with standard range tapware.

### Bathroom and Wet Areas:

- Essential range floor mount vanities.
- Framed mirror to bathroom and ensuite.
- Bradnams Essential range shower screen, with grate.
- Essential range tapware.
- Essential range toilet.
- Essential range bath with hob.
- Essential range towel rail and toilet roll holder.
- Exhaust fans to bathrooms.
- 45ltr stainless steel laundry tub.



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