

# KEIBUILD HOMES SOLUTIONS INCLUSIONS

*our affordable solution to unlocking your dream home*

Our affordable solution to building your dream home, our Solutions Inclusions give you everything your new home needs when you're building on a budget.

## EXTERNAL INCLUSIONS

- Face brick from our Standard Builders Range.
- **Render and paint** (only if and where shown on selected plans).
- Cladding included (only if and where shown on selected plans).
- Front entrance door as per plan (clear glaze and paint-grade finish) from our Newington Range.
- Aluminium powder coated key-lock windows and sliding doors (where shown on plans) from our Standard Builders Range.
- Panel lift **garage door** with 2 hand remotes and 1 wall controller.
- **Flyscreens** to all windows.
- Gainsborough Trilock 3-in-1 entrance set.

## LAND & FOUNDATION

- Engineer soil report, slab design, survey, drafting, levies, insurance and standard council application fees.
- Earthworks, equal cut and fill with a maximum 500mm fall over the building envelope.
- Allowance of 10 lineal metres of underground power (16mm single phase power), sewer, stormwater and water connections to specific points.
- Every Keibuild Home includes a monolithic waffle pod system slab to a **M class soil type** (concrete pump included).
- Piering included (excluding P sites and/or structures within the zone of influence).

## WALLS & ROOF

- Pine timber frame and roof trusses (Non-Treated).
- N2 wind rating.
- Insulated wall wrap to all external walls and R2.5 insulation batts to ceiling (excludes eaves, garage and alfresco).
- **Termite barrier system** to Australian Standards 3660.1.
- **Colorbond® steel roof**.
- Colorbond® fascia and 150 quad gutter (type D).
- Round PVC downpipes.
- Polybutylene water lines to internal plumbing.
- 25 degree roof pitch (unless stated otherwise).
- Eave width 450mm (or as per plan).
- Fully lined **ceiling to outdoor** living.

## EXTRA ITEMS INCLUDED

- Porch and alfresco slab.
- 2100mm high **alfresco sliding door**, only if and where shown on selected plans.
- Two external taps.

## INTERNAL INCLUSIONS

### FLOOR COVERING

- **Carpet to bedrooms** and closed living spaces with 7mm foam underlay from our Standard Builders Range.
- 450 x 450mm ceramic tiles from our Standard Builders Range to internal living areas.
- 450 x 450mm ceramic tiles from our Standard Builders Range to wet area floors.

### PAINT

- 1 colour **3 coat paint system** for internal walls.
- Painted ceiling (builders white).
- Gloss white finish to skirting, architraves and doors.

### DOORS

- 2040mm high internal flush panel doors (as per plan).
- Vinyl sliding doors to robes (or otherwise stated).
- **Gainsborough (G4 Amelia Range) internal lever sets** in bright or satin chrome.
- Doorstops to all rooms (cushion stops to wet areas and plastic door clips to remaining).

### CEILING, SKIRTING & ARCHITRAVES

- Ceiling heights will be 2400mm on all designs.
- 68 x 11mm painted pine skirting throughout.
- 42 x 11mm painted pine architraves throughout.
- 90mm cornice to internal ceilings (excluding alfresco and porch).
- Bulkheads where required (as per plan).

### STORAGE

- All bedroom robes come with a single, white melamine shelf and hanging rail.
- Pantry and linen cupboard includes 4 white melamine shelves.
- White melamine top shelf in broom cupboard

### STAIRCASES

- Stained timber staircase from our Standard Builders Range.
- Includes flush panel door leading to under-stair storage with plaster lined walls (if applicable and as per plan).
- Paint-grade timber balustrade where required (if applicable and as per plan).

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## KITCHEN & KITCHEN APPLIANCES

- **Overhead cupboards** to kitchen (as per plan).
- Laminate cupboard doors with 2mm PVC edge.
- Bulkheads to overhead cupboards (as per plan).
- Handles from our Standard Builders Range for all doors and drawers.
- **20mm Caesarstone benchtops** throughout the kitchen and Butler's Pantry (or as per plan) from our Standard Builders Range.
- **White tiled splashback** from our Standard Builders Range.
- Haier stainless steel **dishwasher**.
- **900mm stainless steel Haier freestanding oven** with gas cook-top.
- **900mm stainless steel canopy rangehood** or 900mm built-in rangehood (vented outside).
- Melamine shelving to pantry (as per plan).
- Chrome kitchen and butler pantry sink mixer tap (plan dependent).
- Stainless steel drop-in **double-bowl sink** with drainer to kitchen.
- Stainless steel round sink to butlers pantry (plan dependent).
- Chrome pop-up wastes.
- Microwave provision.

## BATHROOM, ENSUITE & WATER CLOSET

- Chrome basin mixer tap.
- Chrome mixers to shower and bath.
- Chrome shower rail.
- Chrome double towel rail.
- Chrome toilet roll holder.
- Chrome bathtub spout.
- Chrome shower shelf or niche (as per plan).
- 2100mm high **ceramic tiling** (450mm x 450mm tiles) from our Standard Builders Range to shower enclosure.
- White ceramic tiles to vanity and bath splashback from our Standard Builders Range.
- Square **chrome floor smart wastes** throughout.
- Semi inset **ceramic basin**.
- White **acrylic bath tub** (as per plan).
- Tiled shower with framed clear glass shower screen up to 2m high.
- Back-to-wall ceramic toilet suite, soft close seat.
- Vanity unit (as per plan).
- **Laminate benchtop** from our Standard Builders Range (as per plan).
- Framed mirror to all vanities (as per plan).
- **Laminate cabinetry with handles** from our Standard Builders Range.

## LAUNDRY

- Freestanding 45L Everhard Project stainless steel laundry tub and cabinet (or as per plan with laminate benchtop).
- **White ceramic tiled splashback** up to 600mm high from our Standard Builders Range.
- Chrome sink mixer tap.
- Aluminium sliding door to laundry (plan specific).
- Timber noggins above washing machine space (to wall mount your dryer. Dryer is excluded).
- Washing machine taps.

## ELECTRICAL

- **LED lights to living areas, 3-blade fan lights to bedrooms and oyster lights to laundry** (as per electrical plan).
- **TV Antenna and TV points** (as per electrical plan).
- Powerpoints (as per electrical plan).
- Internal light switches from our Standard Builders Range.
- External lights (as per electrical plan).
- Exhaust fans (where required for BCA compliance).
- One phone point.
- **NBN ready** (provision to garage).
- Legislation compliant **hard-wired smoke detectors** (as per plan).
- 26L continuous **gas hot water system** (in recessed box).

## HIGHLIGHT INCLUSIONS

- 6 star energy rating on your new home.
- 7 progress tours during your build.
- Independent handover inspection ensuring that your home is finished exactly how it should be.

## OTHER INCLUSIONS & BENEFITS

- **Colour Consultant designed colour palettes to choose from.**
- **Builder's site clean prior to handover.**
- **4-Month Planned-Price Promise\***.
- QBCC insurance and QLeave fees.
- Peace of mind you've chosen a **HIA and QMBA Member**.

## OUR GUARANTEES

- **On-Time Build Guarantee\*** - our promise to get you in your home on time.
- **6 year Structural Guarantee\*** on your frame.
- **15 month Maintenance Guarantee\***.

**To view our entire range of inclusions, visit your closest Keibuild Homes display home.**

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