



# Everyday essentials

Why allow other home builders  
to charge you extra for these inclusions?

Kurmond's **STANDARD INCLUSIONS**  
come at **NO EXTRA COST!**

## Pre Construction

Fixed Price Tender Including:

- Site inspection by a qualified surveyor to perform a contour survey & bore whole report
- Standard surveyor & Engineering fees
- Complete preliminary & DA Drawings
- Basix certification to state government requirements
- Standard landscape plan (as per developer or council requirements if required)
- Professional, tender, contract presentation & colours appointment
- Extensive façade collection
- Developer approvals (where required)
- Council DA lodgements & construction certificate preparation
- Standard council DA & construction certificate application fees
- Standard Sydney Water Board fees
- Construction & Home Owners Warranty Insurance premiums
- 7 year structural warranty

## Foundation

- Class "M" concrete slab, including alfresco & front porch

## External FEATURES

- Termite treatment system to BCA requirements.
- Extensive brick selection from Boral, Austral or PGH from builder's 'Inclusive' range.
- Extensive concrete roof tiles from builder's 'Inclusive' range.
- Aluminium sliding windows

- throughout, 1 panel slider to alfresco design specific.
- Flyscreens to all windows & sliding door leading to alfresco
- B&D slim line panel master single or double lockup door to builders specified range
- Maintenance free Colorbond fascia & gutter
- Provide 300mm high floor joists to two storey homes only
- 22.5 degree roof pitch design specific
- Moroka finish to 2 nominated areas on the facade design specific
- Hume Doors solid core Newington Range front entry door
- Gainsborough "Contractor Terrace Series" lever door furniture to main entry door & other external doors (design specific) with dead bolt
- Colour through concrete driveway cove finish with colour sealer application & path to entry (up to 40m<sup>2</sup>).
- Alfresco slab being incorporated with main house slab, brick solid piers supporting alfresco roof
- Alfresco Under main roof, waterproof Gyprock lined ceiling, set joints and 90mm cornice

## Kitchen FEATURES

- Basic kitchen design consultation
- Designer laminated kitchen cupboards, doors & end panels with melamine lined interior
- Designer laminated Bench top with 300mm overhang to breakfast bar
- Stainless steel designer handles to builder's specified range
- Stainless steel double bowl sink with designer mixer tap to builder's specified range.

- 4 melamine lined shelves in pantry spaced equally.
- Designer metal handles from extensive collection.
- Blanco 600mm wide stainless steel under-bench, fan forced, electric oven.
- Blanco 600mm wide stainless steel gas cook top.
- Blanco 600mm wide stainless steel range hood.

## Wet Area FEATURES

- Waterproofing to Australian standards
- Full framed shower screens with pivot door to Kurmond Homes selected range of colours
- Designer polished edge mirrors to vanities
- Designer floating laminated Vanity Units with square form laminated bench top & Melamine lined interior
- Designer top mounted vanity basins
- 1700mm Stylus Maxton acrylic bath (design specific)
- Caroma Irwell chrome tap ware to bathrooms
- Chrome floor waste in bathroom, WC & Laundry
- Irwell Retro chrome sanitary accessories to bathrooms
- Caroma Smart Flush Profile
- Closed toilet suite with Profile seat

## Laundry FEATURES

- Clark 8051 45 litre stainless steel laundry tub & cabinet with concealed by-pass
- Caroma Hot & Cold Mixer tap with swivel outlet over trough
- Hot & Cold washing machine taps with screw hose fittings

**DISCLAIMER:** Kurmond Homes reserves the right to change prices & inclusions without prior notice & without obligation. Issued 29th November 2011. Lic No. 205 457C

Call **1300 764 761**  
enquiries@kurmondhomes.com.au  
**www.kurmondhomes.com.au**



**kurmondhomes**  
*Designing and building your dream*



# Everyday essentials

Why allow other home builders  
to charge you extra for these inclusions?

Kurmond's **STANDARD INCLUSIONS**  
come at **NO EXTRA COST!**

## Internal FEATURES

- 90mm cove cornice throughout
- 2450mm high ceilings throughout
- Designer Gainsborough Lever sets to internal doors, dummy levers to wardrobes & linens & privacy locks to all wet areas
- Internal Hume Flush Panel 2040mm high internal hinged doors
- Hume half splay 65mm x 19mm (nominal) skirting & architraves throughout
- Feature bulk heads & niches design specific
- Boxing in of air-condition ductwork to double storey designs
- Pine Timber stairs & Round 3 inch handrail with Decorative wrought Iron balustrades (design specific)
- 1 melamine shelf and hanging rod to built in robes & 4 melamine lined shelves spaced equally to linens.
- Gyprock lined to internal of garage perimeter with structural steel beam over garage door design specific
- Taubmans Paint Includes:
  - Low sheen washable acrylic to internal walls
  - Flat acrylic to all internal & external ceilings
  - Gloss enamel to interior timber works & doors.
  - Acrylic finish to exterior timber & metal work, Down pipes meter box and infill's

## Electrical FEATURES

- Free electrical layout consultation with 1 of our experienced consultants
- 1 Gas point to 1 internal living area
- 1 TV point to one allocated area

- 1 phone point to 2 allocated areas
- 1 Double power point per each bedroom and living area
- 1 double power point to kitchen splash back to nominated area
- Smoke detectors Direct wired with battery backup as per plans
- Range hood to Kitchen (ducted externally).
- Exhaust fan to fully enclosed W.C (no window).
- Standard bayonet type lighting throughout.
- Gas package (where natural gas is available): Gas provision to cook top, hot water system & bayonet gas point to family area
- Hot Water: 25L 6 star rating instantaneous recessed Gas hot water system externally flush wall mounted

## Flooring FEATURES

- Ceramic tiles or laminated timber flooring throughout all ground floor living areas from Kurmond Homes selected range of styles & colours
- Carpet to all first floor living areas, stairs (design specific) & Carpet to all bedrooms to Kurmond Homes selected range of styles & colours
- Kitchen Splashback to underside of range hood or overhead cupboards (if applicable) from builders standard range.
- 1.9m high tiles to shower perimeter and 1.2m high tiles to perimeter of bathroom & ensuite, skirting tiles to WC, laundry & powder rooms from builder's standard range.
- Floor tiles to bathroom, ensuite, WC, laundry and powder room (if applicable) from builders standard range.
- Ceramic tiles to front porch & Alfresco to builder's specified range design specific

## Safety FEATURES

- Smoke detectors direct wired with battery backup
- Safety switch provided at main switch board
- Laminated safety glass to all shower screens
- Keyed lock to glass sliding door
- Keyed alike window locks to all openable windows

## Site Cost FEATURES

- Site laser level and preparation for construction
- Basic site preparation & levelling, M class slab where applicable, no allowance for concrete drop edge beams
- Allowance of up to 50 lineal meters of Concrete Piering
- Standard Council, Environmental Management & Occupational Health & Safety Requirements
- Scaffolding & temporary site safety fencing as required
- Site establishment requirements including sediment control, waste separation & garbage disposal areas

## Basix FEATURES

- BASIX: Standard BASIX Package (including 3000L Rainwater tank, pump & connection). Note - if in a recycled water estate no rain water tank will be provided
- 1 Tap to front, 1 Tap to rear & 1 rain water tap were applicable
- Insulation: Walls: R1.5 to walls (excluding garage). Ceiling: R3.0 to ceiling (excluding garage & alfresco).
- Fire retardant sarking to underside of roof tiles
- Recessed electrical meter box
- Concealed first floor sewer drainage (on 2 storey homes) where possible
- BASIX Assessment fees

Call **1300 764 761**  
enquiries@kurmondhomes.com.au  
**www.kurmondhomes.com.au**



**kurmondhomes**

*Designing and building your dream*