

KENICK CONSTRUCTIONS STANDARD INVESTMENT INCLUSIONS



ROOF: 22.5 degrees (Hip roof).

Prefabricated timber trusses & metal battens

Colourbond roofing, fascia & gutters in a wide choice of colours

Smooth coat render to blockwork



SITE WORKS: Building platform up to 600mm cross fall (cut and fill)

15 Linear metres of single phase underground mains

DRAINAGE: Up to 50 Lm sewer line to Council connection.



WATER: Up to 10 Lm from water meter to house. Two garden tap

STORMWATER: Up to 70 Lm storm water lines.

FLOORS: Engineered designed concrete raft slab.



INTERNAL WALLS:

10mm Plasterboard on Losp treated pine frames.

10mm water resistant Plasterboard and 6mm Villa board to wet areas.

Pointed masonry block work in garage.

68x12mm Losp pine skirting

42x12mm Losp pine architraves

116x19mm Losp Pine window sills.

190mm Masonry block external walls



R3.5 Earthwool ceiling insulation

2.3m high (Cyclone Rated) garage panel lift auto + 3 remotes

Fly Screens to all Windows (safety screens to SGD's)

Maxton Rect Bath 1665mm bath tub on frame

Bathroom accessories 1 x towel rail, 1 x soap dish and toilet roll holder to each bathroom

China cistern and pan (not plastic)

Custom made Laminate Kitchen including 3D design , soft close drawers, stack of 4 cutlery drawers & 2 pot drawers with a silk board finish.

Rinnai Instantaneous Gas Hot Water System

Windsor range stained timber @ glass 820 x 2040mm front door

Floating (or floor standing) vanities 900mm wide



Continued...



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42x12mm Losp pine architraves

116x19mm Losp Pine window sills.

190mm Masonry block external walls

Dishwasher S/S 60cm Freestanding

600mm slide out range hood

600mm stainless oven

600mm cooktop (Gas)

Fans—3 blade ceiling fans to all living, media (if applicable), bedrooms and patio (1400mm)

Panasonic Inverter Split system air conditioner to Living area

Exposed aggregate driveway with path to porch (up to 40 m2)

Tiling to living, patio & front porch.

Painting—1 sealer coat, 2 coats acrylic inside and out(Haymes Professional)

Additional power protection to stove, aircons and hot water system.

Carpet to bedrooms & media room (if applicable) with underlay.

2.6 high ceilings + 90mm cove cornice.

Floating (or floor standing) vanities 900mm wide

NB: During constructions, you will be required to set up an Ergon account which will incur a connection fee. Contact Ergon for more information.

* Inclusions subject to change without notice. Images are not necessarily reflective of standard inclusions. Images supplied by Bluewater Estate.

GENERAL:

Soil test

Working drawings

Engineering certificate

Water connection fees

Building application

Plumbing application & insurance

Council fees

Fixed price

Removal of excess soil from site

Home Owners Guarantee

Professional quality Inspections

2 x USB ports

Blinds

Fencing

Landscaping

Letterbox

Clothesline

Regular updates by the builder.

