



## Taylor Affordable Housing Standard Finishes and Inclusions List

### General

- Drafting of plans
- Lodgement with relevant authorities
- 2 x Keys to each lock/ all locks keyed alike where possible
- 90 days Maintenance period
- Housing Indemnity insurance
- Certified footings and slab
- Energy Rating- EER 6 minimum
- Fly screens to all opening windows and external doors
- Carpet (Builder selection)
- Water connection including 2 external taps – 1 front & 1 rear
- Full termite protection
- Half boundary fencing.
- House cleaning on completion
- Aluminium sliding windows with locks and flyscreens
- Concrete tile or Colourbond – refer to plans
- Letter box
- Smoke detectors as required
- Solid core front door
- Internal flush panel doors
- Door stoppers to all hinged doors
- Painting- Quality wash and wear system
- Instant Gas hot water systems
- Concrete pad under clothes line to path
- Gainsborough or similar door handles throughout
- ELCB or RCB protection to all electrical circuits
- Electric panel wall heaters in living area and bedrooms

# bode

## **Electrical**

**As per electrical plan**

## **Kitchen**

Laminated Cupboard Doors and bench top (stone benchtop upgrade option)

Oven Fisher & Paykel OB60SL7DEX1 60cm Stainless Steel

Gas cooktop Fisher & Paykel CG604CWCX1 60cm Stainless Steel

Range Hood Fisher & Paykel HC60PCHTX2 60cm Stainless Steel

Kitchen Sink 1 ½ Bowl

Sink Mixer

Electrical installation and connection for all kitchen appliances

Plumbing installation and connection for all kitchen appliances

## **Bathroom/ensuite (if applicable)**

Ceramic tiles to floor, skirting tile to walls 1,800mm high to shower only

Wet seal to shower and wall perimeter

Bath tub style Stylus Careeba Rectangle 1500mm if applicable to plan

Shower screen Framed Chrome with clear glass and Pivot door

Vanity unit to suit bathroom layout – floor mount

Tapware basin, bath and shower sets from builder selection

Mirror above vanity unit

## **Toilet (WC)**

Ceramic tiles to floor one row skirting to wall

Toilet suite

## **Window treatments**

Roller or vertical blinds (no chains) to all windows fronting the street or park

# bode

## **Garage/carport (if designed)**

Roller door with remote control and 2x hand controllers

## **Landscaping**

Front landscaping only

**\*inclusion list subject to change, we reserve the right to substitute inclusions and finishes with similar alternatives.**