



YOUR HOME ESSENTIALS

STANDARD INCLUSIONS

STRUCTURAL & INTERNAL FEATURES			
Foundations <ul style="list-style-type: none">► Engineered “M” Class concrete waffle pod slab. (Excluding alfresco and porch). Includes ”SL72” fabric mesh, N12 bars & 3-L11 trench mesh with 310mm overall slab height. Site Works - Excavation <ul style="list-style-type: none">► Up to 700M2 land size - Excavation and soil removal with an allowance for fill of up to 300mm & fall of up to 400mm & 5m set back (Excludes retaining walls and AG drains). Connections <ul style="list-style-type: none">► Connection of services - water, gas, electricity (Excludes usage)► 100mm sewer, 100mm stormwater with additional risers to external perimeter.► Telephone conduit with draw string.► 2x external water taps in addition to mains metered water tap.► Excludes telephone connection cost and excludes gas and electricity account opening fees. Council and OH&S Requirements <ul style="list-style-type: none">► OH&S requirements and certifications. Perimeter scaffold with roof rail (Fall protection) & stair void protection.► Crossover Protection & Silt Sediment control (Where applicable).► Temporary site fencing.► Rubbish cage.► Warranty insurance.► Occupancy Certificate. Sructural <ul style="list-style-type: none">► 7 year structural guarantee.► All statutory warranties, insurances and guarantees.► 6 Months maintenance period.► Independant inspections by registered building surveyor. External Cladding <ul style="list-style-type: none">► Choice of bricks selected from expanded builders range to ground floor.		<ul style="list-style-type: none">► Feature render as per facade detail (Refer to plans)► Lightweight cladding to first floor (2 colours for render areas).► Brick infills above all windows to ground floor only.► Infills above sliding door/s to alfresco. (Design specific, Lightweight cladding).► Natural colour round rolled mortar joints. Roofing Material <ul style="list-style-type: none">► Concrete roof tiles selected from expanded builders range.► 22.5 degree roof pitch. Frame <ul style="list-style-type: none">► MGP 10 stabilised pine 90mm wall frames and engineer designed roof trusses. Fascia & Guttering <ul style="list-style-type: none">► Colorbond metal gutter, fascia and downpipes. Windows <ul style="list-style-type: none">► Powdercoated aluminium feature windows to front elevation.► Powdercoated aluminium sliding windows & sliding doors to remainder of home.► Keyed window locks to all openable windows. Front Door <ul style="list-style-type: none">► Choice of feature front entry door clear or translucent glazed.► Tri-lever 890 TLE door furniture.► Choice of powder coated aluminium or timber door frame. External Paintwork <ul style="list-style-type: none">► Low sheen acrylic paint to all external surfaces.► Gloss enamel paint or timber stain to front entry door.► Flat acrylic paint to eaves (If applicable).	
Garage <ul style="list-style-type: none">► Concrete waffle pod floor.► Plaster lined ceiling & part internal walls.► Colorbond panelift garage door.► Brick infill above garage door opening. (Product specific)► Weatherproof hinged access door to rear of garage with aluminium powder coated door frame.► Hinged internal access door to garage. (Design specific)		INTERNAL FEATURES	
Ceiling Height <ul style="list-style-type: none">► 2490mm ceiling height to ground floor & 2440mm to first floor. Internal Walls & Cornice <ul style="list-style-type: none">► 10mm plaster with 75mm cove cornice. Skirting / Architraves <ul style="list-style-type: none">► 67mm x 12mm primed single bevel skirting.► 67mm x 12mm primed single bevel architraves. Staircase <ul style="list-style-type: none">► Staircase finishes are house design specific. Check master standard drawing for confirmation of staircase finishes. Internal Doors & Door Furniture <ul style="list-style-type: none">► 2040mm high x Up to 820mm wide flush panel and hinged wardrobe doors. (Design specific)► Chrome lever door furniture.► Designer door handle to robes.► Privacy door handles to bathroom, WC (Main) & master bedroom.► Air cushion door stops. Internal Paintwork <ul style="list-style-type: none">► 2 coat paint system.► Flat acrylic paint to ceilings.► Matt washable acrylic paint to internal walls.► Gloss enamel to all internal woodwork and doors.		Wall & Floor Tiles <ul style="list-style-type: none">► Selection from builders ”Essential” range of ceramic floor and wall tiles to kitchen, bathroom, ensuite, laundry & Powder room. (Ceramic floor tiles up to 450mm x 450mm.)► 100mm high skirting tiles to bathroom, ensuite, WC, laundry & Powder room.	
SUSTAINABLE ENERGY FEATURES		Energy Ratings - Double Storey Homes <ul style="list-style-type: none">► Independent 6 star energy report obtained for every individual home.► No changes permitted to designs. Insulation <ul style="list-style-type: none">► R 3.5 Insulation to ceiling.► Micro perforated breather sisilation to ground floor external walls, breathable membrane wrap to first floor external walls & R 1.5 polyester batts to all external walls of house. (Excludes garage) Heating <ul style="list-style-type: none">► 3-star gas ducted heating unit installed in roof space with digital control.► Ducted to all living areas and bedrooms. Solar Hot Water <ul style="list-style-type: none">► Solar system with storage tank and gas booster.	
		ELECTRICAL FEATURES	
		Internal Powerpoints <ul style="list-style-type: none">► Generous amount of double/single powerpoints throughout home as per electrical plan. Lighting <ul style="list-style-type: none">► Internal: Fixed batten holders with cowl shades and energy efficient globes.► External: Fixed batten holder to entry and 2 x single weatherproof para flood lights to ground floor. TV Points <ul style="list-style-type: none">► 3 x TV points including 5M of coaxial cable to roof space. Refer to electrical plan (Design specific)	
		Telephone Points <ul style="list-style-type: none">► Pre wired telephone point with wall plate and underground connection to supply pit. Exhaust Fans <ul style="list-style-type: none">► Self-sealing exhaust fans where required. Smoke Detectors <ul style="list-style-type: none">► 240v Hardwired with battery backup where required. Safety Switch <ul style="list-style-type: none">► RCD safety switch and circuit breakers to metrebox.	
		KITCHEN & LAUNDRY	
		Kitchen Joinery <ul style="list-style-type: none">► Laminated cabinets & overhead cupboards selected from builders range.► White melamine finish to all internal surfaces. Kitchen Handles <ul style="list-style-type: none">► Designer selection from builders range. Kitchen Benchtop <ul style="list-style-type: none">► Laminated 36mm square edge benchtop from builders standard range. Kitchen Sink <ul style="list-style-type: none">► 1 & 3/4 stainless steel sink with side drainer and basket waste. Kitchen Mixer Tap <ul style="list-style-type: none">► Designer chrome sink mixer. Laundry Trough <ul style="list-style-type: none">► 45ltr stainless steel trough, powdercoated steel cabinet with designer sink mixer and wall mounted washing machine stops.	
		KITCHEN APPLIANCES	
		Oven /Cooktop <ul style="list-style-type: none">► 900mm stainless steel dual fuel upright cooker (Design specific).	
		Dishwasher <ul style="list-style-type: none">► Provision with single power point and water connection. Rangehood <ul style="list-style-type: none">► 900mm stainless steel canopy/slideout rangehood ducted to external.(Design specific).	
		BATHROOM/ENSUITE/POWDER ROOM	
		Bathroom Joinery <ul style="list-style-type: none">► Laminated cabinets selected from standard builders range.► White melamine finishes to all internal surfaces.► Handles designer selection from builders range. Vanity Benchtop <ul style="list-style-type: none">► Laminated 19mm square edge benchtop with 16mm shadow line selected from builders standard range. Shower <ul style="list-style-type: none">► Durable shower base.► Polished silver frame shower screen with pivot door and clear laminated glass.► Designer hand held shower with flickmixer and adjustable rectangular shower rail. (Chrome) Bath <ul style="list-style-type: none">► 1700mm white acrylic bathtub.► Flickmixer and goosneck spout. (Chrome) Vanity Basin <ul style="list-style-type: none">► Designer selection from builders range.► Designer flick mixer. (Chrome) Toilet <ul style="list-style-type: none">► Imperial white vitreous china toilet suite with concealed waste and dual flush cistern. Mirrors <ul style="list-style-type: none">► Polished edge mirrors to full width of vanity.	

DISCLAIMER: Mimosa Homes reserves the right to change or substitute suppliers, model &/or type of any product of equal quality without notice. The standard inclusions relate to our base house price and specific house display options may incur additional costs. Please ask your sales consultant for further information.

* Mimosa Homes will ensure 6 star energy efficiency on all orientations when built on a concrete slab. Additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations/modifications or the developer dictates design control over the home.