



STANDARD INCLUSIONS PACKAGE

STANDARD INCLUSIONS THAT ARE ANYTHING BUT STANDARD.

All Verona Homes are priced with the following inclusions as standard, so you know exactly what is included in your new home build. We have sourced the best quality fittings, colours and finishes to bring your new home to life.

PRELIMINARIES

- Full working drawings including 2 revisions (and drafting appointments)
- Full engineering including structural and hydraulic
- Home warranty insurance
- Builders public liability and contracts work insurances
- Sydney Water quick check*
- BASIX certificate and requirements^
- Long service levy
- Soil report including wind rating
- Private certifier fee including inspection fees
- Preparation and lodgement of plans to certifier
- Applications for power, water and gas connections
- Site surveys

- 2.5-hour colour consultation
- Electrical consultation

SITE WORKS AND SERVICES

- Up to 500mm cut and fill
- Concrete pump hire
- Up to M Class waffle pod slab
- Piering allowance of 60lm
- Sediment control
- All weather access
- Temporary fencing and site toilet hire
- Underground single-phase power (10lm allowance)
- Underground plumbing lead in allowances#

A handcrafted experience



STRUCTURAL & EXTERNAL

- Builder choice frame and roof trusses
- Roof tiling
- Fascia and gutter
- Face brick from our Standard range (subject to design)
- Render and other materials to exterior walls (subject to design)
- Up to 450mm wide eaves (subject to design)
- Powder coated aluminium window frames with locks and clear glass
- Flyscreens to sliding doors and openable windows
- Quality entrance door (up to 920mm wide) with lock from our Standard range
- Alfresco and porch (subject to design) with tiled finish
- Termite treatment to comply with AS 3660.1
- Panel lift garage door, with quality motor
- Up to 3000L water tank (as per BASIX)

INTERNAL

- 2400m ceilings to ground floor and 2400mm to first floor
- 90mm cove cornices throughout
- 68mm half splayed skirting and architraves throughout
- 2040mm high flush panel internal doors with door furniture from our Standard range
- 3 coat paint system throughout including skirting and architraves
- Insulation as per standard BASIX
- Built in wardrobes with hanging rail only
- Sliding mirror wardrobe doors
- Sliding mirror linen cupboards with shelving
- Staircase with timber handrail, metal balustrade and carpet finish

FLOORING

- Timber-look laminate flooring
- Carpet with underlay to bedrooms, media room, study and first floor

LAUNDRY

- 45L metal tub with cabinet **OR** Polyurethane cabinetry with 20mm stone benchtop and 35L drop in tub (subject to design)
- Tiled splashback and skirt tiling
- Tapware from Standard range
- Water point and power point for washing machine

KITCHEN

- Polyurethane cabinetry
- 20mm stone benchtops
- Finger pull and soft close hinges to cupboards and draws
- Set of drawers (subject to design)
- Overhead cabinetry or shelving (subject top design)
- 600mm stainless steel built-in oven
- 600mm stainless steel gas cook top
- 600mm stainless steel canopy rangehood
- Dishwasher provision only
- Tapware from Standard range
- Double bowl sink with drainer
- Tiled splash back (600mm high)
- Microwave provision
- Walk-in or butler's pantry with shelving (subject to design)

BATHROOMS

- Wall hung vanity with polymarble basin
- 1200mm tiling to bathrooms and ensuite, and 2100mm to all showers (tile skirtings to WC)
- Tapware from Standard range
- Close coupled toilet suite
- Polished edge frameless mirrors
- 1500mm freestanding bathtub
- Single rail shower on arm
- Framed shower screen
- Chrome floor wastes
- Chrome double towel rail and toilet roll holders
- Waterproofing to all wet areas

ELECTRICAL & PLUMBING

- Batten holders throughout (15 to single and 20 to double/acreage)
- Double power points throughout (13 to single and 20 to double)
- Single power points (6 in total)
- Ducted exhaust fans to bathrooms (as per plan)
- External weatherproof power point to Alfresco
- Data points and TV points (1 x data and 2x TV)
- Hardwired smoke detectors as per BCA
- Two external light points- batten holders (as per plan)
- One (1) outdoor spotlight with motion sensor
- Light switches to all lights as required
- 2-way switches (subject to design)
- Continuous flow 26L hot water system
- Gas connection to cooker (subject to availability)
- One (1) fluorescent linear light diffuser to garage

Disclaimer These inclusions are only available as part of a building contract with Verona Homes, and include only those items specifically mentioned as included. Verona Homes reserves the right to change suppliers, amend or substitute items without notice. Any substitute products will be of similar quality and fit for the intended purpose. All images used throughout this brochure are for illustration purposes only and may not represent actual standard inclusions. Version: May 2022.

*Water coordinator, sewer peg out excluded. ^3000L slim line water tank max, standard window glazing, standard tapware, R1.5 wall insulation, R2.0 ceiling insulation. #Plumbing allowances – 10lm sewer line, 10lm stormwater, 10lm mains water, 10lm gas lead in.