KANDEAL HOMES

COMPLETE INCLUSIONS

MELBOURNE

A detailed guide to your home specifications.



01 CEILINGS

Height – 2590mm Ceiling Height to interior of home

02 KITCHEN

Oven – Stainless steel 600mm in-built oven
Hot Plate – Stainless steel 600mm in-built cook-top
Rangehood – Stainless steel 600mm rangehood
Dishwasher – Stainless steel 600mm dishwasher
Sink – Double bowl stainless steel kitchen sink with drainer
Tap – Designer chrome gooseneck kitchen mixer
Benchtop – 20mm Silica Free Stone
Cabinets – Soft Close Matt laminate cabinets as per plan
Drawers – Soft Close Matt laminate drawers & pot drawers as per plan
Microwave – Provision for microwave with single powerpoint
Splashback – Tiled splash back as per plan
Hamper (Bulkhead) – above Walk-in-Pantry entry

03 BATHROOM & ENSUITE

Vanity Benchtop – 20mm Silica Free Stone
Basins – Vitreous China white vanity basin
Mirrors – Polished edge mirror to full length of the v anit y
Toilet Suites – Vitreous China toilet suites with soft-closing lid
Taps – Chrome flick mixer to basins and bath
Bath – 1525mm acrylic bath (pending design)
Recessed Shower Bases – Tiled 900mm x 900mm shower bases
Shower Screens – 2000mm frameless shower screen height
Shower Rail – Designer adjustable shower rail flick mixer
Towel Rail – Chrome towel rail (design specific)
Towel Rings – Towel Rings to Bathroom & Ensuite

Accessories – Toilet roll holders in chrome finish

Exhaust – Fans Exhaust fans externally vented

Privacy Locks – Bathrooms and WCs

Hamper (Bulkhead) – above Ensuites & Walk-in-Robes entr y

04 TILING

Wall Tiling – to Wet Areas where shown on plan

Floor Tiling – to Wet Areas where shown on plan

Skirting Tiles – Tiled skirting to Bathroom, Ensuite, Laundry & WC

05 LAUNDRY

Cabinet – 20mm Silica Free Stone

Laundry Sink – 45 Litre Stainless steel tub & melamine cup b o ard

Tap – Single chrome flick mixer with chrome finish

Washing Machine – hose connections inside trough cabinet including chrome washing machine stops

06 FLOORING

Laminate Flooring – to Entry, Kitchen, Meals and Family areas where shown on plan

Carpet – Carpet and underlay to bedrooms and lounge (pending design)

NOTE: Selections based on pre-determined colour boards

07 INTERNAL FEATURES

Doors – Flush panel, 2040mm, hinged or sliding (as per plan)

Door Furniture – Chrome lever door handles

Walls – Plasterboard lined internal walls and ceilings

Cornice – 75mm cove cornice throughout

Skirting – 67mm x 12mm MDF primed skirting and architraves

Storage Doors – Flush panel hinged doors to linen & pantry

Shelving – White Melamine to all shelving (as per plan)

08 STORAGE

Robe Shelving – Single melamine shelf including 1 hanging rail
Pantry & Linen Shelving – 4 x melamine shelves
Broom Cupboard – 1 x melamine shelf (pending design)
Robe Doors – Flush panel, 2040mm, hinged or sliding (as per plan)
Robe Door Furniture – handles in satin chrome finish

09 HEATING & COOLING

Heating Gas – ducted heating to all bedrooms & living room
Split System – 5kw Split System to living room

10 HOT WATER SYSTEM

Heat Pump - All-In-One Electric Heat Pump
PAINT – 3 COAT APPLICATION
Timberwork – Gloss enamel to internal doors
Ceilings – Flat acrylic paint to ceilings
Internal Walls – Washable low sheen acrylic paint
Entry Door – Gloss enamel to front entry door
External – Durable exterior acrylic with climate protection
NOTE: Colours selected from pre-determined colour boards

11 INSULATION

Ceiling – Glasswool ceiling Batts to roof space to meet 7-Star Energy requirements
External Walls – Glasswool wall batts to meet 7-Star Energy requirements
Wrapping – Full sisalation wrap to external side of frame in accordance with rating assessor's report to achieve 7-Star standard

12 STAIRCASE

Timber Staircase – Closed timber stringers, with timber treads and risers with carpet cover. Pine wall rail. Dwarf wall. No balustrade

13 ROOFING

Roofing – Coated Metal roofing with 30-year warranty
Fascia, Gutters & Downpipes – Coated Metal
Roof Pitch – 22.5 degrees
Solar Panels – Solar PV panels as per 7 star energy re quirem ent s
Roof Ventilation – Upgraded ventilation to roof space
TV Antenna – (if applicable)

14 EXTERNAL FEATURES

External Cladding – Fully rendered, engineered aerated concrete paneling from pre-determined colour boards to single storey homes and ground floor of double storey homes. Rendered lightweight cladding or painted fibre-cement sheet cladding to first floor of double storey homes (design specific)
Framing – Engineered Pine timber framing to all walls and roof trusses according to Australian standards
Eaves – Eaves to front Façade (design specific)
Outdoor Taps – 2 x brass garden taps to front and rear (location as per plan)

15 EXTERNAL DOORS

Front Entry Door – Feature front with clear glass (as per plan)
Front Door Furniture – Deluxe Entrance lockset in polished stainless steel from builders range
Entry Frame – Timber door frame
Sliding Doors – Aluminum powder coated sliding doors including locks
Infill Over Doors – Fully rendered, engineered aerated concrete paneling
Weather Seals – To house/garage internal access door

16 WINDOWS

Feature Windows – Fixed or awning windows (plan specific) to front elevation
Sliding Windows – Aluminum powder coated sliding windows including locks to all side and rear elevations
Infill Over Windows – Fully rendered, engineered aerated concrete paneling
Roller Blinds – to all openable windows, including sliding door
Flyscreens – to all openable windows

17 GARAGE

Garage Door – Sectional panel lift door

Remote Control – 2 x handheld remote controls & wall mount

Garage Lighting – 1 x batten light to double garage and single garage homes

18 ELECTRICAL

Internal Lighting – 90mm diameter 10 watt white LED downlights throughout (refer to electrical plans)

Power Points – Double power points throughout (as per electrical plan). Single power points to Dishwasher, Refrigerator & microwave provision

TV Points – 2 x TV points including cable to roof space (as per plan)

Data Points – 2 x Data points (as per plan)

Safety Switches – RCD safety switch and circuit breakers to meter box

Smoke Detectors – Hardwired smoke detectors with battery back-up (as per plan)

Porch Lighting – 1 x 90mm white LED downlight to porch

External Flood Lighting – 2 x external flood light to rear and side of home (as per plan)

19 PRELIMINARIES

7-Star Energy – Home will be built to 7-Star energy standard

Pre Site Inspection – Soil Report & Contour Survey from our independent Geotechnical Engineers

Developer Approval – DA applications (where required)

Building Permit – BP and associated application fees

BAL 12.5 (Bushfire Attack Level) – Provided FREE if required

20 CONNECTION OF SERVICES

Electricity – Single phase underground electricity

Water Mains & Gas Supply

Sewer & Stormwater Connection

Dry Tapping Water Connection – (Recycled Water pro- vided FREE, if required)

NBN / Fibre Optics – NBN Ready

21 NOTES:

All connection points to be within the boundary of the home. Telephone, gas and electricity consumer account opening fees not included. All connections 2 and services are based on a 650m block with up to 5m setback.

22 SITE CONDITIONS / FOUNDATIONS

Slab – Engineer-designed Class “P1” rigid concrete slab with a maximum of 500mm fall over allotment and up to 200mm of fill. Blocks up to 650m2
Rock – All rock extraction & removal
Soil Removal
Temporary Fencing – (Hire & supply)
Termite Barrier Protection – (If required)
Council Asset Protection
TURN KEY PACK –

23 TURN KEY PACK – IF SELECTED

Front & Rear Landscaping
Clothesline
Letterbox
Fencing
Concrete paving to driveway and porch

24 WARRANTY

Price Lock Period – 12 months from date of initial deposit
Structural – 7-year structural guarantee
Maintenance – 3-month maintenance inspection & warranty
Independent Inspections – 5 x Independent quality inspections throughout the build process at Frame / Pre-Plaster, Fixing & Waterproofing, Final, Final Re-Inspection, Maintenance
The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Residential Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies.

Melbourne specifications transcribed from the supplied Aldrich Homes Complete Inclusions PDF (effective 01/08/2025). Confirm current inclusions and applicability with the builder before publishing.