OAKWORTH HOMES
Sensible Living

SENSIBLE LIVING INCLUSIONS

We include as standard, what other builders don't

EXTERNAL

Floor	Engineer designed concrete waffle pod slab on ground
Frame	Engineered timber frame and roof trusses
Bricks	Selection of bricks from our Colour Selection
Mortar Joints	Choice of off white, natural or buff in a raked or flush finish
Colorbond Roof	Colorbond steel in choice of colours from Oakworth range
Roof Pitch	Standard roof pitch is 22.5 degrees
Fascia/Gutters	Colourbond steel with a choice of colour and profile from Oakworth range
Downpipes	90mm PVC (painted) in choice of colours from Oakworth range
Meterbox	Location as per Mains
Eaves	Full 450mm hardiflex eaves to all elevations(or as per plan) painted off white
Windows	Powder coated sliding aluminium windows with keyed locks in choice of colours Obscure glazing to ba throoms/WC
Window Sills	Brick on edge
Garage Door	Colourbond steel roller door in choice of colour from Oakworth range
Front Entry Door	Pressurised aluminium 1200mm wide 4 panel (where applicable) front entry door and door jamb SENSIBLE
Laundry Rear Door	Pressurised aluminium full glazed laundry door SENSIBLE
External Sliding Door	Powdercoated aluminium doors with keyed locks in choice of colour from our range
Door Furniture	Gainsborough Trilock (double deadlock) chrome door handle keyed alike with laundry door SENSIBLE
Porch/Alfresco	Tiled front step and porch SENSIBLE Rear alfresco in stencil crete (where applicable) SENSIBLE
Plumbing & Drainage	Two external garden taps, one to front and rear - location by plumber SENSIBLE

INTERNAL

Internal Hung Doors	Moulded panel doors in a painted finish SENSIBLE
Robes	Large moulded panel double doors in painted finish with shelf and hanging rail to all bedrooms (where applicable as per plan) SENSIBLE
Door Furniture	Lever door handles SENSIBLE
Wall Height	2600mm high ceilings and 2450mm upper floors (double storey) SENSIBLE
Cornices	Feature cornice to living areas SENSIBLE
Wall Linings	Gyprock plasterboard in painted finish
Storage	Linen/storage cupboards either as broom cupboard or shelved (as per plan)
Skirtings/Architraves	Splay 75mm timber skirtings/architraves in paint finish SENSIBLE
Paint	Satin finish classic grade washable paint with a choice of two colours from Oakworth range.
Balustrade	Choice of style from Oakworth range in painted finish (where applicable)
Electrical	Double power point and single light point to all rooms SENSIBLE

KITCHEN

Benchtops	600mm wide laminate benchtop with square or rounded edge, choice of colour from our range
Cupboards	Square edge flush cupboard doors in choice of colour and finish from our range Large pot and plate drawer SENSIBLE
Overhead cupboards	Built to match floor cupboards to 2.1m height including above fridge space (as per plan)
Pantry	Detailed on plan
Kitchen Sink	1 & 3/4 stainless steel sink
Kitchen Tapware	Gooseneck Mixer with Veggie spray to kitchen sink SENSIBLE
Kitchen Tiling	Walls tiles to splashback of sink and underside of overhead cabinets (where applicable) from Oakworth range .
Kitchen Extras	Cutlery tray in top drawer Fully adjustable metal hinges to all kitchen doors Breakfast bar as per plan Adjustable melamine shelves in cupboards for easy maintenance Dishwasher and microwave cabinets and points SENSIBLE Wall oven tower Fridge space 950mm wide

APPLIANCES

Cooktop	Stainless steel cooktop with separate wok burner SENSIBLE
Wall Oven	Stainless steel Multifunction dual fan forced wall SENSIBLE
Rangehood	Retractable 900mm range hood SENSIBLE
Hot Water Unit	26 litre instantaneous Hot Water Unit (where applicable)

BATHROOM/ENSUITE/POWDER ROOM

Vanity	Moulded ceramic vanity tops with polyurethane cabinet and finger pull drawers on both sides
Bath	1700mm Back to wall bath SENSIBLE
Toilet	Back to Wall full china cisterns and pans with soft close lid SENSIBLE
Shower	Tiled base with powder coated aluminium frame and clear laminated safety glazing to shower screen (pivot shower doors where applicable) Semi frameless pivot shower screens SENSIBLE
Soap Holders	To match colour of tile selection
Towel Rails	Chrome matching toilet and towel rails SENSIBLE
Tapware	Mixer taps throughout SENSIBLE
Tiling	2.1m height to shower cubicle, 1.2m around bath, one tile height under vanity mirror, floor tiles and skirting tiles to balance from our range
Mirror	Full width of vanity with a height of 900mm in powder coated aluminium frame in choice of colours from our range

LAUNDRY

Tub	45 litre stainless steel laundry tub SENSIBLE
Tapware	Chrome mixer SENSIBLE
Tiling	Floor and skirting tiling (as per plan) including two tile splashback over tub

ELECTRICAL AND SAFETY FEATURES

* Smoke detectors as required with interlink.
* Automatic electrical circuit breakers to all Earth leakage safety switch at power board
* R.C.D. units installed to:
a) power points
b) light points
c) fridge point
* HWS child tempered valve set at 50 degrees
* Separate on/off switch for oven and cooktop
* One double power point and light point provided per room
* Two external light points