



	MAIN DWELLING	GRANNY FLAT ~SECONDARY DWELLING
» Contract & Statutory Requirements		
180 day Tender period.	✓	✓
90 day maintenance warranty period from practical completion).	✓	✓
6 year structural warranty.	✓	✓
Sydney Water submission and approval.	✓	✓
Construction and warranty insurance premiums.	✓	✓
» Site Inclusions & Foundation		
Concrete void form slab construction designed and certified by a qualified structural engineer.	✓	✓
FIXED piercing designed and certified by a qualified structural engineer.	✓	✓
FIXED site costs including spoil removal.	✓	✓
FIXED services within the property boundary.	✓	✓
All weather driveway access and sediment control to site.	✓	✓
Surveyors contour plan and peg-out of house position.	✓	✓
Surveyors slab edge board survey and final report confirming house position. (Includes AHD levels if required)	✓	✓
Scaffold and safety roof rail as required by Safe Work NSW.	✓	✓
Removal and disposal of building waste.	✓	✓
» Exterior & Structural		
Treated timber frames and trusses (termite protection) to Australian Standard AS 1684	✓	✓
22.5 degree roof pitch. (Determined by house design)	✓	✓
Tiling to front entry porch and alfresco. (Design specific)	✓	✓
Category 2 face brickwork including iron joint and off white mortar.	✓	✓
Category 2 roof tiles with heavy duty sarking.	✓	✓
Colour on concrete driveway with plain council crossover.	✓	-
Aluminium powder coated sliding windows and sliding doors with keyed locks.	✓	✓
Obscure glass to wet area private room windows excluding front elevation.	✓	✓
Colorbond fascia, gutter and barge.	✓	✓
Termite barrier pest control system to perimeter of slab and penetration points to Australian Standard	✓	✓
Panel lift garage door with brickwork over. (Design specific)	✓	✓
920mm timber entry door from Hume Newington range. (Design specific)	✓	-
40mm Hume XF3 non-solid laundry door. (Design specific)	✓	-
Gainsborough trilock to front door with deadlocks to remainder of external timber doors. (Design specific)	✓	✓
One (1) garden tap to front and one (1) garden tap to rear.	✓	-



	MAIN DWELLING	GRANNY FLAT ~SECONDARY DWELLING
» Basix Inclusions		
FIXED 7 star BASIX requirements included	✓	✓
Photovoltaic system (Solar)	✓	-
Instantaneous or Heat pump hot water system (Design specific)	✓	✓
R5.0 Ceiling insulation + R3.0 ceiling insulation to perimeter only of habitable areas (450mm wide) + R2.5 Wall insulation	✓	✓
2000L Slimline rainwater tank on concrete slab including connection to one (1) garden tap.	✓	-
Ducted exhaust fans to all wet areas with showers.	✓	✓
4 star dual flush toilet suites.	✓	✓
5 Star Rated Tapware in chrome finish.	✓	✓
» Internal & Fittings		
45x45cm ceramic floor tiles to main floor open living areas. (Design specific) (Excludes garage)	✓	✓
Carpet to bedrooms, staircase, first floor and remainder of home. (Design specific) (Excludes garage)	✓	✓
2585mm ceiling height to ground floor.	✓	✓
Brick veneer plasterboard lined garage. (Design specific)	✓	✓
10mm plasterboard lining to walls and ceilings with 90mm cove cornices.	✓	✓
Concealed sewer lines to two storey homes. (Design specific)	✓	-
Paint grade pine timber pencil round 67mm X 18mm skirting and 67mm X 18mm architraves.	✓	✓
3 coat semi-gloss paint finish to all internal timber and doors from 'Custom Colour Selection' colour chart.	✓	✓
2 coat low sheen paint finish to all internal walls from 'Custom Colour Selection' colour chart.	✓	✓
2 coat flat white paint finish to ceiling.	✓	✓
Staircase with medium density fibreboard (MDF) closed stringer, treads and risers. Decorative black or silver metal balustrades with pine handrail and square posts in paint finish.	✓	-
White melamine robe fitout to Bed 1. Includes 4 draws with open shelving above (his and hers - 2 sets in total), full and half hanging to remainder.	✓	-
White melamine Robe fitout to remainder of robes. Includes 4 draws and open shelving above, full and half hanging. (Design specific)	✓	✓
Four (4) white melamine shelves to pantry and linen.	✓	✓
2040mm high flush internal doors.	✓	✓
Gainsborough Carla or Lianna passage set handles to internal doors, privacy set handles to main bedroom and shared bathrooms.	✓	✓
Vertical blinds to all clear glazed windows & sliding doors.	✓	✓
CSR 360 Party Wall System for fire & acoustic separation to Granny Flat	-	✓



	MAIN DWELLING	GRANNY FLAT ~SECONDARY DWELLING
» Electrical & Safety Features		
Automatic garage door opener (1)	✓	-
Security alarm system with 4 motion detectors.	✓	-
Earth leakage electrical safety switch in single phase meter box.	✓	-
One (1) light point to all internal rooms.	✓	✓
One (1) external light point for porch, alfresco, external laundry and balcony where applicable.	✓	✓
Two (2) double power points to master bedroom and main kitchen.	✓	✓
One (1) double power point to all rooms.	✓	✓
One (1) single power point to appliances as required.	✓	✓
Two (2) smoke detectors complete with backup battery to be installed in appropriate locations / plus one (1) in Granny Flat with back up battery.	✓	✓
Two (2) television points / plus one (1) in Granny Flat.	✓	✓
One (1) phone points / plus one (1) in Granny Flat.	✓	✓
One (1) data point.	✓	-
NBN / Fibre Optic conduit (provision only) location at discretion of electrician, includes One (1) double power point / plus electrical sub board for Granny Flat	✓	✓
10 LED Downlights	✓	-
» Bathrooms & wet Areas		
Semi frameless shower screen with clear safety glass. (Design Specific)	✓	-
2.1m high tiling in shower recess, 1.2m high tiling over bath (from floor) and skirting tile to remainder.	✓	✓
Oval free standing bath. (Design Specific)	✓	-
20mm engineered stone vanity top.	✓	-
Laminate vanities with matching polished edge mirror.	✓	✓
Wet area accessories - toilet roll holder to all toilet suites, single towel rail to all showers, single hand towel holder to each vanity. (Design Specific)	✓	✓
White laundry cabinet with 40L stainless steel tub. (Design Specific)	✓	✓
300mm high ceramic tiling to laundry tub splashback. (Design Specific)	✓	✓
Waterproofing to all wet areas to comply with NCC requirements.	✓	-
Chrome floor wastes to all showers.	✓	✓
Porcelain closed coupled toilet suites with soft close seat.	✓	✓
Modern Flick Mixers in chrome finish.	✓	✓
Category 2 wall tile range.	✓	✓



Everyday Homes

HOME AND LAND

COMPLETE LIVING INCLUSIONS

	MAIN DWELLING	GRANNY FLAT ~SECONDARY DWELLING
» Kitchen		
20mm engineered stone benchtop	✓	✓
900mm freestanding upright cooker & canopy rangehood / 600mm cooktop & oven to Granny.	✓	✓
Soft close hinges to kitchen doors and draws.	✓	✓
Double bowl stainless steel kitchen sink with mixer tap / Single bowl to Granny Flat.	✓	✓
Laminex Natural finish base cupboards with white melamine lined interior.	✓	✓
Laminex Natural finish overhead cupboards with white melamine lined interior.	✓	✓
Pantry with white melamine shelving. (Design specific)	✓	-
Ceramic tiling to kitchen bench splashback.	✓	✓
Dishwasher space including connection points.	✓	-
Microwave space including single power point.	✓	-
Bulkhead above main kitchen cupboards.	✓	✓
» Corebuild Inclusions		
Increase concrete slab thickness to 18% above Australian standards.	✓	✓
75mm step down from house to garage. (Subject to design)	✓	-
Heavy duty timber frame construction above Australian standards.	✓	✓
Moisture resistant ceiling to alfresco with set joints (Design specific)	✓	✓
Custom windows and doors manufactured in Australia ensuring the highest quality that exceeds industry standards.	✓	✓
Reverse Cycle Air-Conditioning	✓	-
» Granny Flat / Secondary Dwelling Extra Inclusions		
Supply and fit separate water meter.	-	✓
Supply and fit separate gas meter.	-	✓



Everyday Homes Pty Ltd, reserves the right to modify inclusions and specifications, change suppliers and substitute products with equivalent value. Everyday inclusions do not include decoration items, brick upgrades, alarm, garage remotes, roof upgrades, dishwasher, airconditioning, light fittings and pergolas. Some display homes may display optional extras outside the builders nominated range. It is the clients responsibility to satisfy themselves in relation to what items are included and this can be done with the assistance of an Everyday Homes representative. **Effective July 2026.**



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