



Evolution Series

INCLUSIONS



The Evolution Series offers exceptional value and build quality.

GENERAL

- Design consultation
- Site contour survey
- Soil classification
- Architectural drawings
- Structural drawings
- Development application & construction certificate fees
- Long service levy
- Construction insurance premium
- Water authority fees
- Basix assessment to State Government requirements
- 90-day maintenance period
- 190-day tender period from date of deposit

SITE PREPARATION & SERVICE CONNECTIONS

- Temporary protective fencing
- Sediment control
- Temporary all weather access provisions
- Earthworks up to 1m fall across the building area to create a level building platform
- Concrete piers to even bearing
- Standard service connections

EXTERIOR

- M class concrete slab
- Termite protection system to Australian Standards
- 90mm termite treated timber frame. Engineered to N2 wind classification
- Bradford external wall wrap to all external wall frames
- R2.0 Bradford® Gold glass wool batts to external walls of living areas & R3.5 to ceiling under roof of all living areas (excludes garage & alfresco)
- Choice of quality bricks from two of Australia's renowned manufacturers. Off-white mortar with raked joints to brickwork
- 170mm Primeline® Newport weatherboard cladding where applicable
- Quality powder coated aluminium windows from builder's nominated range
- Insect screens to all opening windows
- Keyed locks to external aluminium sliding doors & all opening windows
- Quality concrete roof tiles in a wide range of profiles & colours from builder's nominated range
- 22.5° roof pitch
- Colorbond steel fascia & half round flat back gutter
- Sectional overhead garage door with automatic door opener & two remote controls in a choice of colours from nominated range
- Hume® Newington entry door in painted or stain finish
- Tiled front entry porch & alfresco on reinforced concrete slab. Floor tiles from builder's nominated range.
- 3000 Litre slimline rainwater tank with submersible pump on concrete pad. choice of colours from builder's nominated range
- Two external garden taps

INTERIOR

- 2450mm nominal ceiling height to ground floor & first floor
- 2040mm Hume Accent internal doors, with bright chrome hinges & latches. Gainsborough stylish lever sets to all hinged internal doors, privacy set bedroom 1, bath & powder rooms
- 2040mm Hume Accent Smartrobe sliding doors to built-in wardrobes. Gainsborough rectangular flush pull to all sliding doors, circular privacy set to sliding cavity doors where applicable
- Cushioned door stops to all hinged internal doors
- 90mm Cove cornice
- Profiled 67mm architrave & 67mm skirting suitable for paint finish from nominated range
- Linen cupboard as per plan with four melamine shelves
- Melamine shelf and hanging rail to all wardrobes
- Staircase with closed treads & risers suitable for carpet finish with pine stringer, & square mild steel balusters in black powder coated finish with timber post & handrail. All timber in painted finish
- Taubmans® premium three coat paint finish to all internal walls & woodwork, option of one colour from nominated range
- Wet areas waterproofed to Australian Standards

KITCHEN

- Laminate kitchen finish. Kitchen layout including overhead cabinetry as per plan, option of one colour from nominated range
- Bulkheads to overhead cupboards
- Pantry cupboard as per plan with four melamine shelves
- Clark Radiant 1¼ bowl stainless steel flushline sink & Caroma Quatro solid sink mixer
- Provision for microwave power connection
- Provision for dishwasher power & cold water connections
- 33mm rolled edge laminate benchtop or 33mm square edge laminate benchtop, option of one colour from nominated range
- Tiled splashback, from builder's nominated range
- Door and drawer handles from nominated range
- Fisher & Paykel® OB60SVMX5 600mm electric oven
- Fisher & Paykel® CG604LCX1 600mm gas cooktop or Fisher & Paykel® CE604LBX1 600mm electric cooktop
- Fisher & Paykel® HP60ICSX2 600mm undermount rangehood

LAUNDRY

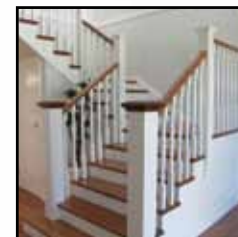
- 900mm laundry cabinet in laminate finish with 33mm rolled edge laminate benchtop or 33mm square edge laminate benchtop, option of one colour from nominated range
- Quality stainless steel drop-in laundry tub
- Caroma® Aqua laundry sink mixer
- Wall and floor tiles from builder's nominated range. Skirt tile to perimeter with a tiled splashback to 600mm over laundry tub
- Chrome floor wastes
- Half glazed Hume XF3 timber external laundry door in paint finish with Gainsborough lockset and deadbolt

BATHROOM, ENSUITE & POWDER ROOM

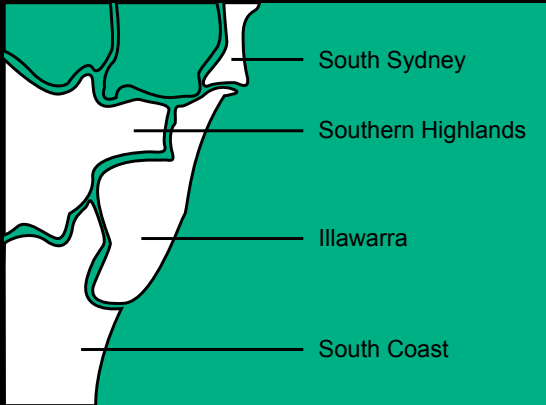
- Laminate wall hung vanities with 1mm PVC edging, choice of one colour from builder's extensive range
- Caroma® Carboni II inset basin
- Caroma® Quatro basin mixer
- Caroma® Quatro bath & shower mixer, Caroma® Quatro bath outlet
- Caroma® Quatro Loop shower on rail
- 1900mm semi-framed shower screen with pivot door, 6mm safety glass and standard handle
- Frameless polished edge vanity mirrors. Mirror width same as vanity width x 900mm high
- Caroma® Newbury 1525mm Island bath in tiled hob
- Caroma® Urbane back-to-wall toilet suite with soft close seat and lid
- Caroma® Quatro accessories, 900mm double towel rail, toilet roll holder & towel ring where applicable
- Wall & floor tiles from builder's nominated range up to 2000mm high in shower recess, up to 1m high from floor over bath and a single row or, 150mm nominal splashback tile to rear of vanity. Single row of skirting tile to remainder
- Chrome floor wastes

ELECTRICAL, GAS & COMMUNICATION

- Earth leakage electrical safety switch in single phase meter box
- Clipsal® double power outlet to all rooms and single power outlet to appliances as required
- Light points to all rooms. Light points include a basic lamp shade & compact fluorescent globe
- Three-in-one fan/light/heater combination unit to bathroom and ensuite
- Two twin fluorescent lights to garage
- Two external light points
- Two-way light switch for the stairs (Double storey only)
- Direct-wired smoke detectors with battery backup
- Two television outlets
- One telephone outlet
- NBN provision
- Conduit & draw wire from front boundary to meter box
- Conduit & draw wire from meter box to internal wall of garage
- One single power outlet to internal wall of garage
- One additional telephone outlet to internal wall of garage
- One data outlet to internal wall of garage
- Gas connection (subject to availability)
- Instantaneous natural/LPG gas hot water system pre-set to 50°C (6-star rating)



Images are for illustrative purposes and to be used as a guide only. They may not represent standard inclusions or specifications.



WHERE WE BUILD

Evolution Building Group build across Southern Sydney, Southern Highlands, Illawarra and South Coast regions.



HEAD OFFICE DETAILS

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**EVOLUTION
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The next generation of homes