



# OZY HOMES

## ESSENCE INCLUSIONS

Disclaimer: All inclusions are from Ozy Homes Essence package and are subject to design and individual standard plans. This inclusion list is a guide only. You may change any of these inclusions, if so, please let our friendly staff know of your choices. Any modifications may incur additional charges. Credits will not be given for the deletion of any items. All items are subject to availability and can change without notice at the discretion of Ozy Homes. Essence inclusions are current as at 10/07/2020. some items included in our display homes and showrooms are upgraded items and are not included in the Essence inclusions.





## Construction

Site costs	Allow up to M class slab, 50m of piling
Slab	Engineer designed concrete slab and footing
Cut & Fill	Allow up to 0.5m of cut & fill
Basix	Standard (2.0 wall insulation, 3.0 ceiling insulation and 2000L slimline water tank)
Survey	Survey Peg out and contour survey



## Exterior

Roof	Bristle concrete roof tiles
Brick	Standard range of PGH bricks from our builders' range
Render	Subject to design. Single choice of one colour of external render options
Eaves	White painted eaves
Facia	Your choice of colour from Colorbond range of colours
Gutter	Your choice of colour from Colorbond range of colours
Downpipes	PVC downpipes painted in your choice of colour



## Painting

Walls	Taubmans 3 coat low sheen wall paint (2 colours)
Ceiling	Taubmans 3 coat flat white ceiling paint (single colour)
Doors and timber	Taubmans 3 coat semi gloss paint to all doors and woodwork(single colour)



## Quality Assurance

5 star energy rating
6 year structural warranty (transferable)
3 month maintenance period
Owner's home warranty insurance





## Doors and windows

Garage door	Colorbond garage door with your choice of colour and style
Front Door	2040mm x 820mm Corinthian front door in your choice of finish
Internal doors	2040mm x 820mm Corinthian flush panel internal doors
Door lever set	set Builders range lever sets
Laundry Door	2040mm x 820mm Corinthian backdoor with Clear glass
Door stoppers	Door stoppers to all doors
Windows	Stegbar aluminum windows & flyscreens powder coated in standard colours
External Sliding doors	Stegbar aluminum doors & flyscreens powder coated in standard colours



## General

Ceiling height	2550 ceiling heights throughout the house
Bedrooms	Built in robes to each bedroom subject to layout
Garage	Automated garage door with 2 remote controls
Taps	External taps as per plans
Gas points	Gas output in living room as per plans
Cleaning	Fully cleaned interiors prior to hand over



## Floor coverings

Main	Laminate floorboards
Bedrooms	builder range of carpet and underlay
Porch & Alfresco	60x60 builder range tiles
Laundry	60x60 builder range tiles on the floor and 100mm tiled skirting
Bathrooms	60x60 builder range floor tiles
Bathroom walls	2.1 high wall tiles in shower and skirting to other walls





## Kitchen

Appliances	600mm appliances packages
Dishwasher	600mm dishwasher
Benchtops	20mm engineered stone bench top from builders' range of colours
Splash back	Tiled splash back in your choice of colour
Cabinets	Polyurethane cabinets in your choice of colour
Sink	Double bowl top mounted sink
Sink Mixer	Builder range sink mixer
Pantry	Builder range pantry (varies to each plan)



## Bathrooms

Vanity	Floor standing vanities with poly basin
Mixer	Builders range mixer
Bathtub	Upgraded free standing bathtub
Bathtub mixer	Wall mounted bathtub mixer
Shower head	Builder range of shower heads and wall mixers
Shower screen	Semi frameless glass screen
Mirror	Polished edge mirror
Accessories	A wide range of options for bathroom accessories



## Laundry

Walls	Taubmans 3 coat wall paint
Splash back	Splash back Tiled splash back
Tub	Tub 45L stainless steel tub and coated metal cabinet
Sink Mixer	Sink Mixer Builder range tub mixer

**Harvey Norman**

**Rinnai**

**CORINTHIAN DOORS**

**Westinghouse**

**KNAUF**



## Electrical

Switches & pwr points	Clipsal switches & power points
Down lights	Clipsal 20 downlights to common areas
Oyster lights	Clipsal oyster lights to bedrooms
Batten lights	Clipsal Batten lights to garage
Bathroom heating	Clipsal fan/light/heater to bathrooms
Column lights	Clipsal column lights externally
Split System AC	Split system AC 8KW
Smoke alarms	2 smoke alarms
Connectivity	TV point, Data point and antenna



## Extras

Cornices	90mm Cornice throughout
Architraves	Half splayed architraves around windows and doors
Skirting	Half splayed skirting throughout
Gas heater	26L Rinnai gas heater
Rainwater tank	2000L slimline water tank with your choice of colour

**Harvey Norman**

*Gainsborough*  
ENTER WITH STYLE

**CLIPSAL**

Westinghouse

**QUANTUMQUARTZ**  
DESIGN • BUILD • INSPIRE

**bristle roofing**

**Colorbond**

**PGH** BRICKS & PAVERS

**Rinnai**

**SAMSUNG**

**KNAUF**

**CORINTHIAN DOORS**

**STEGBAR**



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