ENSO HOMES™

Inclusions list.

Effective from 1st August 2026

Preliminaries

- Soil test report, feature survey report, wind rating and Bushfire attack level assessment.
- Building permit, Property services information.
  Note: See separate item for Statutory warranty insurance.
- OH&S and council requirements, sediment control, temporary fencing, site toilet, crossover protection to existing crossover, perimeter guardrail safety barrier (as required).
- Performance based solution for a Sustainable & Efficient Home.
  Note: Additional cost may apply for homes where clients have made changes to layout and/or windows/doors.
- Engineering design, specific to home design (up to N2) wind rating.
- Building inspections via Independent 3rd Party Inspector throughout the building process.
- 3 month maintenance period.
- 2 year Non-Structural Warranty.
- 6 year Structural Warranty.

Site works & Connections

- Earthworks including 5 metre setback and up to 300mm of fall over land.
  Note: Base on lot size up to 550sqm, excludes rock removal and consumer account opening fees for electricity, gas, water and telephone.
- Water connection to an existing dry tapping point within building site.
- Stormwater and Sewer point connections up 1.5 metres in depth, within the building site.
- 3 Phase underground power from existing electrical pit to meter box (within 12 metres).
  Note: 3 Phase connection only if available to house lot.
- Engineer designed, class “H1” concrete waffle slab.
  Note: No integrated slab to Porch.
- Termite treatment - Part A.
- Full electric home (no gas connection to home).

Framing

- Pre-fabricated structural pine wall framing and pine roof trusses.
- Single storey homes include 2590mm high ceilings.
- Double storey homes include 2590mm high ceilings to ground floor and 2590mm high ceilings to first floor.
- Double storey posi-strut floor system (where applicable).

External Features

- Colorbond® roof, whirly bird roof ventilation, roof cowls for exhaust fan venting (design specific).
- Roof sarking Anticon 60 insulation blanket for reduced noise, reduced radiant heat to roof and thermal performance.
- Colorbond® fascia, gutter, downpipes and parapet capping (where applicable, design specific).
- Ground floor James Hardie Fine Texture cladding with 42mm x 42mm LOSP treated pine picture framing to windows with painted finish to all external walls (facades may include alternate materials).
- First floor James Hardie Fine Texture cladding with 42mm x 42mm LOSP treated pine picture framing to windows with painted finish to all external walls (facades may include alternate materials).
- Window & Door infills include lightweight cladding material (as detailed in the above locations).
- Garden Taps (2no total) 1no at water meter location and 1no at rear of house, attached to dwelling (location at Builders discretion).
- Alfresco area (under roof line) plaster lined and painted ceiling with 18mm x 18mm DAR timber bead, plain concrete floor integrated into main slab (design specific).

External Doors & Windows

- Windows to façade include awning “Boutique framed” clear double glazed aluminium (semi-commercial) windows and remaining windows include “Standard framed” clear double glazed aluminium awning windows, with colour matched locks.
- Sliding clear doubled glazed “Boutique framed” aluminium doors (semi-commercial) to Living rooms and sliding clear doubled glazed “Standard framed” aluminium doors to Laundry.
- Flyscreens with fibreglass mesh throughout (excludes Flydoors).
- Entry feature door 2040mm high x 820mm wide door and timber entry frame with painted finish from selected Enso Homes “Silver” Product Guide.
- Entry door furniture from selected Enso Homes “Silver” Product Guide.
- Internal access flush panel door “Step-free access” from house to garage.
- Internal access & external door furniture from selected Enso Homes “Silver” Product Guide.
- External garage tempered hardboard flush panel door 2040mm high x 820mm wide with timber entry frame with painted finish.
- Sectional Colorbond Garage Panel Door with remote control unit including remote controls (Façade Specific).
- Garage Panel Door Low headroom kit.

Energy Efficiency

- R5.0 ceiling batts to dwelling (excludes garage, porch and alfresco ceilings).
- R2.5 wall batts to all external walls including garage/house wall.
  Note: Batts supplied to home as per Performance solution report. Upgrades may be required based on siting, orientation, structure, or client changes (additional costs apply).
- Wall wrap with class 4 vapour permeable membrane to all external walls including garage/house wall.
- 24-7 healthy living ventilation exhaust fans to Bathroom and Ensuite vented to external air.
- Hot water high efficient electric heat pump with 270ltr storage tank and electric booster.
- Solar system 3.5kw (min) with panels and inverter (recessed into external wall encloser).

Internal Features

- Square set finish to entry, passage, kitchen, dining and 2no living rooms (including laser levelled battens).
- 75mm cove cornice to remainder of the house and garage.
- 67mm x 18mm MDF skirting boards & architraves throughout with painted finish.
- 90mm x 18mm Pine skirting with painted finish to garage only.
- 2040mm high hinged flush panel doors with painted finish.
- 2040mm high hinged flush panel doors to linen cupboards with painted finish and dummy set handles (design specific).
- Robe vinyl sliding doors from selected Enso Homes “Silver” Product Guide.
- Robe with 1no fixed white melamine shelf with chrome hanging rail.
- Linen cupboard with 4no fixed white melamine shelves (design specific).
- Internal lever handles to hinged doors from selected Enso Homes “Silver” Product Guide.
  Note: Chrome hinges, latches and strike plates throughout.
- Door stops to hinged doors, wall mounted chrome from selected Enso Homes “Silver” Product Guide.
- Wall tiles to kitchen, bathroom, ensuite and laundry from selected Enso Homes “Silver” Product Guide (locations as per plans).
- Floor tiles to wet areas from selected Enso Homes “Silver” Product Guide (locations as per plans).
- Tiled skirting 100mm high to bathroom, ensuite, laundry and WC with paint finish to top edge of tile.
- Colours/items not specified, will be supplied at the builders discretion.

ENSO HOMES™

Inclusions list.

Effective from 1st August 2026

Kitchen & WIP (where applicable)

- Custom width cabinets.
- Soft close hinged doors.
- Caesarstone benchtops with 20mm aris edge.
- Island bench and base cabinets with hinged doors.
- Island bench including 4no cutlery drawer set including 1no cutlery drawer insert to top drawer.
- Overhead cabinets with hinged doors, coloured underside panel and end panels, plastered lined with timber framed bulkhead.
- Laminate finish with square edge doors and 16mm end panels.
- Choice of designer cabinetry handles from selected Enso Homes “Silver” Product Guide.
- Microwave provision including 1no drawer.
- Dishwasher provision including plumbing point.
- Stainless steel sink from selected Enso Homes “Silver” Product Guide.
- Sink mixer tapware from selected Enso Homes “Silver” Product Guide.
- Tiled splashback from selected Enso Homes “Silver” Product Guide.
- Walk-In Pantry with 4no fixed white melamine shelves (design specific).

Note: Refer to selected Enso Homes Product Guide for finishes.

Ensuite, Bathroom & Powder room (where applicable)

- Custom width cabinets.
- Soft close hinged doors.
- Caesarstone benchtops with 20mm aris edge.
- Base cabinets with hinged doors and 16mm end panels.
- Laminate finish with square edge doors and panels.
- Designer cabinetry handles from selected Enso Homes “Silver” Product Guide.
- Floating vanity cabinetry unit (no kicker).
- Mirrors with polished edge and backing board (design specific).
- Semi-frameless shower screen & pivot door from selected Enso Homes “Silver” Product Guide.
- Tiled shower base 1000mm wide (x length) recessed into slab with square tiled insert with step-free entry (all showers).
- Wall tiles up to 2100mm high to showers and selected walls to bathroom and ensuite (refer to plans) from selected Enso Homes “Silver” Product Guide.
- Basins with pop-up waste from selected Enso Homes “Silver” Product Guide.

Note: Dependent of Basin selection.

- Bath (freestanding) with pop-down waste from selected Enso Homes “Silver” Product Guide.

Note: Dependent of Bath selection.

- Toilets from selected Enso Homes “Silver” Product Guide.
- Tapware from selected Enso Homes “Silver” Product Guide.
- Shower rail/rose from selected Enso Homes “Silver” Product Guide.
- Toilet roll holders from selected Enso Homes “Silver” Product Guide.
- Towel rails to ensuite and bathroom, towel ring to powder room from selected Enso Homes “Silver” Product Guide.

Laundry

- Custom width cabinets.
- Soft close hinged doors.
- Caesarstone benchtops with 20mm aris edge.
- Base cabinets 800mm wide (nom) with hinged doors and 16mm end panels .
- Overhead cabinets 800mm wide (nom) with hinged doors, coloured underside panel and end panels, plaster lined with MDF infill bulkhead.
- Choice of designer cabinetry handles from selected Enso Homes “Silver” Product Guide.
- Inset Trough from selected Enso Homes “Silver” Product Guide.
- Tapware from selected Enso Homes “Silver” Product Guide.
- Concealed washing machine stop taps.
- Tiled splashback from selected Enso Homes “Silver” Product Guide.

Appliances

- Oven from selected Enso Homes “Silver” Product Guide.
- Cooktop from selected Enso Homes “Silver” Product Guide.
- Rangehood from selected Enso Homes “Silver” Product Guide including ducting to external open air.
- Dishwasher from selected Enso Homes “Silver” Product Guide.

Painting

- Internal walls, 3 coat low sheen paint system.
- Internal ceiling, 2 coat flat paint system.
- Internal timberwork, 3 coat gloss paint finish.
- External timberwork, 3 coat gloss paint finish.
- 3 coat low sheen paint finish to meterbox, lintels, PVC plumbing.
- 2 coat low sheen paint finish to all cladding, eaves and trims.

Note: One colour per item above.

Electrical

- LED downlights throughout home, garage & porch (up to 30no in total) location of lights to be determined at your electrical appointment.
- Double power points throughout home (up to 15no in total) from selected Enso Homes “Silver” Product Guide.
- Microwave and Dishwasher provision, single power point (1no each).
- Hardwired Oven and Cooktop (cooktop includes isolator switch), Rangehood includes 10amp plug base power connection.
- Hardwired smoke detectors with battery backup.
- RCD safety switch and circuit breaker to meter box.
- 2no TV points with 8 meters of to coaxial cable left in ceiling space for future TV antenna connection by others.
- 1no external single flood light to laundry external door.
- Telecommunications conduit (only) from street termination point to side of house to garage, including double power point (owner to arrange all cabling and connections with relevant authorities).

Note: Refer to electrical plan for indicative location of all points.

Floor Coverings

- Laminate floating floor to main living, dining, kitchen and entry with quad finish to perimeter as per selected Enso Homes “Silver” Product Guide.

Note: Expansion joints to floor covering as per manufacturers specification.

- Carpet to 4no bedrooms and a 2nd Living room from selected Enso Homes “Silver” Product Guide.

Heating & Cooling

- All home designs include electric wall mounted heating panels including thermostat controller to 4no bedrooms & 1no rumpus room and split system to 1no main living room (up to 7kW).

Note: Layout as per manufacturers recommendations.

Staircase (where applicable)

- MDF staircase with carpet treads, round stainless steel balusters, timber painted newel posts and handrail *(design specific).*

Balcony Balustrade (where applicable)

- Semi-frameless glass balustrade with polished silver fixings and handrail *(design specific).*

Colour & Electrical Consultation

- One on one Colour selection with a qualified design consultant (5 hours).
- Electrical selection with a qualified design consultant (1 on 1, 3 hours).