

Granny Flats for Less Classic Inclusions



ELEGANT HOMES NSW
& GRANNY FLATS FOR LESS



Classic Inclusions

✓ Insurance and Warranty

- ✓ Builder home owner warranty insurance
- ✓ 6 year statutory warranty for major defects and 6 months for all other defects starting from when job is complete
- ✓ Defect liability – 17 weeks

✓ Work Health & Safety

- ✓ Site safety signage
- ✓ Temporary fencing
- ✓ Portable toilet

✓ Services (connection up to 7m within the lot boundary)

- ✓ Connect to existing dwelling electrical metre box
- ✓ Provide connection to Sydney water mains
- ✓ Connect stormwater to existing drainage system
- ✓ Lay conduit for telecommunications services

✓ Site Works

- ✓ Cut and fill to level
- ✓ Surveyor to mark structures sitting prior to footings

✓ Structural

- ✓ Timber bearer and joist flooring system
- ✓ Termite protection to perimeter
- ✓ Gable roof design
- ✓ 2450 ceiling height
- ✓ Standard rectangular floor plan design
- ✓ Insulation to ceiling and external walls (basix complaint)
- ✓ Vinyl Cladding to exterior walls builders range
- ✓ Colourbond fascia and gutter
- ✓ Concrete roof tiles
- ✓ Painted downpipes
- ✓ 350mm eaves from brick face painted white to gutter sides
- ✓ Aluminium framed windows powder coated colour

✓ Plumbing and drainage

- ✓ Connecting storm water and sewer pipes to existing mains
- ✓ Dual flush toilet system
- ✓ Water proofing to bathroom/laundry
- ✓ 1 x garden tap
- ✓ Heatpump hot water system

✓ Electrical

- ✓ 1 x Double power points to all bedrooms, bath and lounge
- ✓ Single power points to appliances
- ✓ 1 x Double power point to kitchen splashback
- ✓ heat lamp with exhaust fan to bathroom
- ✓ 1 x phone point and TV point to lounge room
- ✓ Smoke alarm hard wired to electrical system
- ✓ Light batten fitting to each room

✓ Internal Fittings

- ✓ 10mm plasterboard to walls and ceilings ,villa board lining to bathroom
- ✓ 90 mm cove cornice through
- ✓ 67mm x 18mm half splay skirting and architraves
- ✓ Front entrance door XN5 2040h x 820w Hume doors model with engineered core and timber veneer exterior in painted finish to match internal walls .
- ✓ Internal doors hollow core Oak model with Windsor door handles
- ✓ Built in wardrobe to one bedroom with 1 x ventilated shelf and hanging rack

✓ Painting

- ✓ Taubmans 2 coat system from selected colour packages
- ✓ White ceilings
- ✓ All weather white paint to eaves
- ✓ Gloss enamel to all woodwork

✓ Bathroom

- ✓ 900 x 900 Framed shower screen pivot door in silver powder coated finish
- ✓ Quality round mixers and tapware for basins and showers
- ✓ Dual flush toilet suite
- ✓ Prefab white vanity with polymarble benchtop and moulded sink with melamine cabinets on legs (600mm sizing or smaller to suit plan)
- ✓ Mirror to fit above vanity
- ✓ Tiles to skirting high to walls and 1.8m high to shower area from selected builders range colours
- ✓ 35L laundry tub
- ✓ Round floor waste grate
- ✓ Tiles splashback above vanity and laundry tub

✓ Kitchen

- ✓ 600mm Inalto appliances
- ✓ Single bowl sink with drainer
- ✓ Laminated benchtop from selected builders range
- ✓ Melamine cabinets from selected builders range colours
- ✓ Straight line kitchen to suit plan max 3m long
- ✓ Tiled splashback builders range colours
- ✓ Quality handles to cabinets
- ✓ Flick mixer Ostar brand kitchen tap

✓ Floor coverings

- ✓ Laminated flooring through out
- ✓ Tiles to bathroom floor and skirting high 30 x 30 tiles from builders range selection

DESIGN



APPROVAL



CONSTRUCTION



Granny Flats For Less are a group of Granny Flats specialists including Draftsman, Builders, Engineers and Interior Designers who specialise in approvals, designing and building high quality Granny Flats Sydney wide

6 Year structural Warranty

Peace of mind knowing your new Granny Flat is insured to Last

12 Week Maintenance Warranty

Warranty for minor repairs or other issues occurring from reasonable usage

Granny Flats For Less is a proud member of [Housing Industry Association \(HIA\)](https://www.hia.com.au/) which means you can be rest assured that you are dealing with an experienced local builder who is properly licensed and insured and up to date with the Australian Building Codes.

