



KAIROS HOMES

Time to build your dreams



Kairos_plus Inclusions



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KAIROS PLUS INCLUSIONS

Structural Integrity & Guarantees

- 7-year structural guarantee for your peace of mind.
- 3-month maintenance period after handover.
- Independent inspections by registered surveyor: pre-slab, frame and final.
- MGP10 stabilised pine wall frames with engineered roof trusses rated up to N2 wind load.
- R2.0 wall insulation and R4.0 ceiling insulation for year-round comfort.

External Features & Façade

- Choice of Plus Range bricks or Hebel with natural off-white mortar finish.
- Colorbond fascia, gutters and downpipes with 22.5° Colorbond roof.
- Render to façade pillars and up to 50% of front elevation.
- Brick infills to all windows and garage door opening.
- Colorbond garage door with 2 remote controls
- Full render to first floor on double storey homes.
- Sisalation foil wrap to all external walls.
- Awning windows to front façade.

Internal Finishes

- 10mm plasterboard walls and ceilings including Alfresco, with 75mm cove cornices.
- Water-resistant plasterboard to all wet areas.
- 67x12mm MDF skirtings and architraves.
- Three-coat paint system to all walls and two coats to ceilings
- Flooring package includes: porcelain tiles to living areas, porcelain tiles in wet areas, and quality carpets with 8mm underlay to bedrooms.

Kitchen Design & Appliances

- 40mm reconstituted stone benchtops (silica free).
- Laminate cabinetry with cutlery drawers and Plus Range handles.
- Stainless steel top-mount double bowl sink with drainer.
- Glass or window splashback behind cooktop.
- Up to 3000mm kitchen counter with tiled splashback.
- Generous kitchen island up to 900mm x 2700mm.
- Appliances include: 900mm cooktop, oven and rangehood, plus 600mm dishwasher.

Bathrooms & Ensuite Retreats

- 40mm stone benchtop vanities with laminate cabinetry and mirrors above.
- 900x900mm tiled shower base to bathroom, 900x1200mm to ensuite.
- Semi-frameless shower screens.
- Floor to ceiling tiles in common bathroom and 1x Ensuite
- Plus Range tapware, showerheads and towel accessories.
- Shower niches included in Ensuite and common bathroom
- Vitreous china toilet suites in white.

Laundry

- 45L top-mount laundry trough with tiled splashback.
- 40mm reconstituted stone benchtop (up to 1m) including trough.
- Hot and cold-water connections for washing machine.
- Plus Range tapware.

Robes & Storage Solutions

- Master bedroom walk-in robe with shelf and hanging rail.
- Built-in robes to other bedrooms with shelf and hanging rail.
- Linen closet with 4 melamine shelves.
- 2340mm hinged robe doors.

Doors & Hardware

- 2340mm high internal PMDF flush panel doors.
- 2340mm high hinged doors to bedroom wardrobes.
- Solid weatherproof doors to garage and laundry (as applicable).
- Aluminum sliding door to Alfresco/Outdoor area (as applicable).
- Alfresco sliding door height – 2100mm.
- Main entry door – solid construction with feature design and locks, 2340mm (H) x 920mm (W), prime coated.
- Privacy locks to all bedroom and ensuite doors (Core Range).
- Air-cushion door stoppers for smooth operation.

Windows

- Powder-coated aluminium sliding windows.
- Keyed locks to all openable windows.
- Standard window supplier and sizing will be used. Should the client request alternative suppliers or custom sizing, any additional costs or delays will be the client's responsibility.

Ceiling Heights

- Ground floor ceiling – 2740mm.
- First floor ceiling – 2550mm (if applicable).

Plumbing

- Two garden taps – one at front, one at rear.
- Instantaneous hot water system – 26 litres per minute.

Heating, Cooling & Comfort

- Reverse cycle air conditioning system up to 12kW with 6 outlets.

Electrical & Connectivity

- Up to 30 LED downlights (single storey) or 35 (double storey).
- Up to 25 double GPOs (single storey) or 30 (double storey).
- 2 TV points, 2 data points, 2 telephone points.
- NBN wiring included (where applicable).
- Exhaust fans above showers.
- 2 para flood lights.
- Slimline white switch plates throughout.
- Safety switches and circuit breakers.



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