

NOBLE'S WAY with Schedule of Finishes

Site preparation

- Standard excavation of building platform allows 500mm Max. cut and 500mm max. fill
 - Allow for Standard 1 (85mm) or 2 (170mm) course steps only
 - Slashing of excessive grass prior to site start.
 - Sediment control Barriers as per plan
 - Provide all weather access
 - **Provide up to 20 Cubit meters of soil and spoil**
 - **Allow for 10 Cubit meters of clean soil fill**
 - **10 s/m Allowance for Retaining walls**

Foundation

- Engineer designed standard "M" class waffle pod concrete slab
- Allowance of 50 Lm of piercing including concrete handling and concrete pump to suit "M" Class soil
 - Allow for 2 concrete pump for piers and slab

Alfresco (House Specific)

- Undercover Alfresco area complete with plaster-lined ceiling and painted primed beams with one ceiling batten holder
 - Allow for one single weather-proof GPO
 - **Concrete slab poured in situ finished with floor tiles**
 - **Allow for one Gas outlet**

Services

- Allow for Standard Sydney Water Approval (Tap-in) Fee
- Allow for 10m of Underground power connection to pit
- Allow for 10m of Water connection when Dry tap connection to be on same side of the street
 - Allow for 10m of Gas connection
 - Allow for 10m of Sewer and stormwater
- Standard Termite protection to Australian standard

External Walls

- Austral brick from brick builder's range
 - Solid external render system

Roof

- Concrete roof tile selection from Bristle builder's range

Windows

- Powder coated aluminum frames to all elevation
- Allow for Single Glazing compliance with Australian Standards
- **Provide fly screen to all opening windows and sliding doors**

Framing

- Compliant with Australian Standards and certified prior to settlement.

Kitchen

- Wall cabinets over benchtop
 - Melamine shelving to all base and wall cabinets
- Four melamine shelves with flush panel door to pantry (House Specific)
 - Westinghouse 600mm multi-function stainless steel oven
 - Westinghouse 600mm stainless steel gas cooktop
- Westinghouse 600mm stainless steel canopy Rangehood with ceiling duct
 - 1200mm stainless steel double bowl sink
- **Provisions for future Microwave including single powerpoint**
- **40mm Caesar Stone bench top selection from Builder's Standard Range**
 - **Waterfall feature to Island bench to match bench top**
 - **White Gloss cabinet with soft closing doors & drawers**
- **Pull Down Chrome Spring Kitchen Spout Mixer Tap**
 - **Stainless Steel dishwasher**
 - **Pull down spring mixer tap in chrome finish**
 - **Feature sheets to splash-backs in kitchen**

Ensuite/Bathroom

- Ceramic basins to Ensuite and Bathroom
- Mirrors and shaving cabinets to all vanity's (exc. Powder room)
 - Toilet roll holder and towel ring to powder room
 - Tiled Splash-backs
- **Frameless Shower Screen with pivot door and fully tiled showerbase**
- **Espresso high gloss finished vanities with designer legs and soft closing drawers**
- **Fixed panel vanity unit with poly marble basin and kickboard to powder room**
 - **Free standing bath**
- **Double Towel rails and toilet roll holder to bathroom, Ensuite**

Doors

- Timber door with feature panel to Front Entry
 - Timber timber door to Laundry
- Door stops to all opening doors where applicable
- All doors including Chrome Hinges, Latches and Striker Plates throughout the house
 - 2040mm high flush panel internal doors throughout
 - **Levers handles to all internal doors**
 - **Sliding doors to linen and robes**
- **Entrance Set to all external doors with quick release or security dead lock**

Robes and Linen

- Shelves & hanging rod & drawers to all wardrobes
 - **Shelves to all Linens**

Laundry

- Stainless steel laundry unit with concealed taps
 - Allow for one timber door

Taps

- Chrome finish taps to showers, bath and laundry trough
 - Basin mixer in chrome finish
- Garden taps – nominated as per basix and tapped into recycled water provisions

W.C.

- Premium Selection Ceramic Tiles for ground and skirting
 - **Back to wall full ceramic dual flush W.C. suites**

Ceiling

- Nominal 2600mm to Ground Floor

Air-Conditioner

- **Premium Brand 4 zone Ducted Air conditioner installed on concrete base**

Hot Water System

- Gas instantaneous hot water system

Electrical

- Safety switch
- 3 in 1 Exhaust fans to main bathroom and ensuite
- Exhausts to toilet, powder room and laundry where applicable.
 - Hard wired smoke detector
 - Double power points throughout house
 - Provide 2 telephone points and 2 TV points
 - 2-way switch for stairs
- **Provision for fiber-optics cable if available in the area**
 - **Provide double data point**
- **Provide 1 light point and oyster light fittings for each room**
- **Provide 1 external light point and light fittings for each external door**
 - **Visual Intercom system with handset on both floor**
 - **Provide 1 wall mounted external lights**
 - **Alarm system as per builder's range**

Paint

- Low sheen to external downpipes and woodwork (Colorbond fascia, gutter and downpipes)
 - Gloss paint to internal woodwork and doors
- 2 coat paint system of low sheen washable easy maintenance paint to internal walls
 - White to ceilings

Tiles and Carpet

- Floor and wall tiles to laundry
- Floor tiles only to W.C (powder room where applicable)
 - Tiling floor for ground floor kitchen and lounge area
- Premium Selection Tiles from ground to ceiling on all water-proof walls in showers
 - Carpet throughout other flooring areas.
- **Tiles selection from premium range includes 60 x 60 main floor tile**

Plumbing

- Concealed plumbing to Australian Standards
- **Allow for 3000L Slimline Rainwater Tank**

Insulation

- insulation batts to ceiling and walls includes Garage internal walls

Staircase

- Painted timber staircase with timber posts, handrail and balustrade with MDF treads and risers
 - Carpet covered treads and risers

Garage

- **Panel lifting garage doors in standard color selection**
- **Remote control operating motor with 2 handsets**

Internal Feature

- 90mm cove cornice throughout house
- 67mm decorative skirting and architraves

Landscaping

- **Colored concrete driveways**
- **Step stone or crushed rocks to dwelling both sides**
 - **Side gate access with lockable lever**
 - **Turf cover and tube size plant**
- **Standard Letter Box with street numbers**
 - **Fold-down clothes line**
- **Standard colourbond fencing and gate**
 - **Up to 10 sq/m of retaining wall**

Council / Authority Fees and Requirements

- Council Development Application Fee
- Home Owners Warranty Insurance
 - Construction Certificate Fee
 - Occupation Certificate
- Standard Water Authority fee and Sewer Inspections Fee
 - Long Service Levy Fee
 - Certifier Inspection Fee
 - Architectural Plans
 - Engineering Plans
 - No BAL inclusions
- No Saline soil or mine subsidence inclusions
 - Shadow Diagrams
- Statement of Environmental Effects
 - Waste Management Report
 - ABSA Certificate
 - BASIX or EERS Certificate
- No Allowance for other council specific construction requirements

Warranty

- 15 Year Structural Warranty subject to owner's proper maintenance and other conditions
 - 2 year minor defect liability period
 - 90 Day maintenance liability period

NOBLE
HOME BUILDERS