

## GENERAL:

Prices are based on fully serviced sites and include the cost of soil test, contour survey, drafting architectural drawings, engineers structural foundation design, minimum sediment/erosion control, site inspections, building certification fees, water and sewer connection fees, plumbing and drainage fees, compliance with council energy rating system, PLSL levy fees, QBSA insurance and contractors all-risk insurance. Council rates, electrical usage and water usage during construction are the responsibility of the owner. Construction methods to suit wind loading as required under the Building Code of Australia.

All inclusions are from the builders standard range, and all non-standard selections will be quoted for approval by the owner.

All internal colours are to be selected by the owner from the builders standard range, and all non-standard selections will be quoted for approval by the owner. External colours are to be selected by the owner from the builders standard range and may be subject to covenant approval.

Note: Items contained within this specification are indicative and if any product is unavailable at the time of construction or as required, similar product of equal value will be substituted without notice.

## SITE PREPARATION:

- Allowance for cut and fill up to 300 mm. No allowance for importing or exporting of fill

## WHITE ANT TREATMENT:

- Termite treatment to AS3660.1 – 2000

## FOUNDATIONS & FLOOR:

- Engineer designed concrete slab system to H1 soil conditions as per AS2870
- No inclusions for piers or footings

## EXTERNAL WALLS:

- H2 termite treated pine wall frame to AS1684
- Low set dwelling- Lightweight construction to sides and rear, fully rendered and painted. Brick veneer to front façade, fully rendered and painted (Design Specific)

## INSULATION :

- External Walls - Sarking to all external walls to meet 6-star rating. Refer to BERS report
- Roof - Sarking under metal roof, R2.5 installed in ceiling excluding garage and alfresco

## ROOF & EAVES: - (design specific)

- Engineer designed H2 termite treated pine trusses for a Colorbond metal roof
- FC sheeting to eaves, porch entry area and alfresco

## WINDOWS & SCREENS:

- Aluminium sliding windows and doors with clear glass and key locks (obscure glass to wet areas excluding laundry) NOTE: Keys for all sliding doors (hinged & sliding) to be keyed alike
- Fly screens with powder coated aluminium frames to all

external sliding doors and all opening windows, excluding entry door and external laundry door

## INTERNAL LININGS:

- Finished ceiling height 2400mm
- Ceiling - 55mm cove cornice
- Cupboards - cornice
- Walls - 10mm plasterboard
- Wet area walls - 6mm villa-board and/or 10mm waterproof plasterboard
- Ceilings - 10mm plasterboard

## MOULDINGS:

- Skirtings - 67mm x 12mm splayed profile
- Architraves - 42mm x 12mm splayed profile

## DOORS:

- Internal swing doors and cavity sliding doors - Flush profile doors (design specific)
- Internal robe sliding doors - satin chrome aluminium frames with vinyl fronts, refer to plan
- Garage / Laundry swing door (design specific) - exterior paint grade door with 1/3 clear glass panel as per plan
- Entry – external paint grade entrance door from builders standard range

## DOOR FURNITURE:

- Internal swing doors - satin chrome lever passage sets from builders standard range
- Internal cavity sliding doors (if applicable) - satin chrome flush pull sets from builders standard range
- External - satin chrome lever entrance set to exterior swing doors and dead lock to front entry door, keyed alike from builders standard range

- Privacy locks to bedroom 1, bathroom, WC and ensuite from builders standard range
- Broom cupboard (if applicable) - satin chrome lever dummy handle with catch from builders standard range

## KITCHEN FITTINGS:

- 20 mm reconstituted stone benchtop from builders standard range
- Laminate cabinet and cabinet doors from builders standard range
- Melamine shelving to cabinets
- Four melamine shelves with flush panel door to pantry (design specific)
- Provision for future dishwasher including single power point and capped cold water point
- Sink - Clark Vital 1.5 Bowl
- Sink Mixer - Dorf Viridian

## KITCHEN APPLIANCES:

- Under Bench Oven - Westinghouse WVE613S
- 4 Burner Ceramic Cooktop - Westinghouse WHC642BA
- Rangehood - Chef WRR614SA
- Dishwasher - Westinghouse WSF6606X

## BATHROOM & ENSUITE FITTINGS:

- Shower Screen - Satin chrome aluminium semi-frameless screen with clear glass
- Shower niche in all showers
- Bath Tub - Caroma Stylus Maxton 1525mm Acrylic
- Vanity Unit - Laminated cabinet and benchtop from builders standard range
- Caroma Carboni II - drop in/ semi recess (design specific)
- Mirrors - Micro-edge framed to width of vanity
- Towel Rails - Caroma Cosmo double towel rail
- Toilet Roll Holders - Caroma Cosmo

## Tapware –

- Dorf Viridian basin mixers
- Dorf Viridian bath mixer and spout
- Dorf Viridian shower mixers
- Caroma Quatro shower rose

## Toilet Suite –

- Stylus Prima II Close Coupled Ceramic

## LAUNDRY FITTINGS: - (design specific)

- Laminate Base cupboard and benchtop with drop in insert tub
- Clark 42 litre Stainless steel tub and white cabinet with door

## Tapware –

- Caroma Stylus Venecia

## WET AREA TILING:

Wet area ceramic wall and floor tiles laid to standard heights:

- 600mm high to kitchen splashback
- 2000mm high to shower alcove

- 500mm high above bath
- Bath front and bath hob
- 150mm high above vanity
- ½ wall tile to skirting
- 400mm high to laundry tub splashback

Waterproofing to wet areas as per Australian Standard requirements

## FLOOR COVERINGS:

- Carpet and tiles as per plan from builders standard range

## WARDROBES: - (design specific)

- Shelves - One (1) shelf with chrome hanging rail

## LINEN CUPBOARD: - (design specific)

- Shelves - Four (4) shelves

## BROOM CUPBOARD: - (design specific)

- Shelves - One (1) shelf

## HOT WATER SERVICE:

- Chromagen 280L Heat Pump

## ELECTRICAL:

Refer to electrical plan for all locations

- White LED light fittings as per plan
- Blade Batten LED light to garage
- Power points as per plan
- Two phone points as per plan, one NBN point if available
- Television points as per plan (one to each living area, one to bed 1)
- Roof mounted television antenna
- Exhaust fans to bathroom / ensuite
- 6kw Split system reverse cycle air conditioning to main living area and 2.5kw split system reverse cycle air conditioning to bed 1
- White ceiling fans as per plan

## PAINTING:

- Colours to be selected from builders standard range

## WINDOW FURNISHINGS:

- Blockout roller blinds to all windows and glass sliding doors, excluding laundry and wet areas

## GARAGE DOOR:

- Steel-Line panel lift automatic door with 2 handsets

## EXTERIOR:

- Fully turfed yard and garden beds as per plan to meet covenant requirements
- Fencing to meet covenant requirements, as per plan

- Clothesline as per plan
- Pillar style letterbox with house number if required
- Exposed aggregate concrete to alfresco, driveway, porch, clothesline pad and path as per plan

## ALFRESCO:

- Under main roofline, fully lined with plaster ceiling, timber post (90mmx90mm) and concrete base

## CLEANING:

- Builders clean. Please note that a builders clean consists of removing building debris from the internal and external of your home; a general mop of tiled flooring areas, wipe down of kitchen and wet areas fixtures and external window cleaning. You may be required to conduct a further clean prior to taking occupation

CUSTOMER 1 NAME: ..... SIGNATURE: ..... DATE: .....

CUSTOMER 2 NAME: ..... SIGNATURE: ..... DATE: .....

CONSULTANT NAME: ..... SIGNATURE: ..... DATE: .....

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