

QUALITY INCLUSIONS

FOUNDATIONS/GENERAL

Quoted as per supplied engineering/plans
H-Class Concrete Slab
Site Cost Allowance of up to 300mm Fall and 5m of maximum setback to the house
MGP10 Wall frame and Roof trusses

MAINTENANCE & WARRANTY

Three months of Maintenance Period
Seven Years of Structural Guarantee

SERVICES/ CONNECTIONS

Connections to water, sewer, gas and storm water (6 Meter Allowance)
Termite protection if required
Crossover protection
Temporary fencing

EXTERIOR

Brick veneer construction
Roof pitch 22.5 degrees
10mm Plasterboard to Ceiling and wall, water resistant plasterboard to ensuite and bathroom
Concrete roof tiles
Panel lift garage door with 2No. remote controls
Windows As per 6 Star Energy Report
Fly screens and locks to all openable window
Color render to front façade (10 M2)
Colorbond gutters, fascia and downpipes
Aluminum powder coated sliding windows with locks
Obscure glass to toilet, bathroom and ensuite windows
Door and weather seals to all external doors excluding garage
Entrance Lock furniture
2 x external garden taps
Solar hot water service
Plain Concrete and Paths to driveway, entrance and rear (39M2 allowance)
Plain concrete base Alfresco with brick pillar and plaster ceiling (design specific)



INTERIOR

2590mm Ceiling height (2590 to Ground floor and 2440 to First Floor in double storey)
Cornice Scotia 55mm to living 90mm to Garage
Architraves and skirtings 67mmx18wmm builders' designer range
Flush panel 2040mm internal doors with lever door handles
Flush panel Robe doors
White cushion door stops
Built in robes and walk in robe with 450mm wide, single shelf & hanging rod
Linen cupboard and pantry with 4 made to measure shelves
Broom cupboard with single melamine shelf with hanging rail

FLOOR COVERINGS & TILES

Porcelain Tiles from builder's designer range (choice of sizes up to 600mm x 600mm)
Laminate Timber from builder's designer range
(To Wet Areas, Kitchen, Living/ Meals, Entry, Hallway and Rear Hallway)
Carpet to non-tiled areas (Double Story designs, Stairs will be carpeted)
Tiled Shower up to 2m in height and 600mm over bathtub

KITCHEN

Laminated cabinets fully lined with melamine shelves
Laminated overhead cupboards fully lined with melamine shelves,
Laminated doors with handles from the builders designer range
Laminate benchtops to Kitchen and Island Bench
1 1/2 stainless steel sink from builder's designer range
Flick mixer tap on sink from builder's designer range
Dishwasher space with connections
Tiles splashback
Soft Close Cabinetry throughout the kitchen

KITCHEN APPLIANCES

600mm stainless steel oven from builder's designer range
600mm stainless steel gas cooktop from builder's designer range
600mm stainless steel slide out range hood or standalone canopy from builder's designer range

ENSUITE & BATHROOM

Ceramic tiles from builders' designer range above bath, vanity, shower recess to designer height and skirting tiles to required areas
Tiled Shower base
White acrylic bathtub with waste to bathroom from builder's designer range (1700mm)
Semi frameless shower screen
Laminated single vanity fully lined with melamine shelves and handles from the builder's designer range
Mirror above vanity (4mm)



Mixer taps throughout from builders' designer range
Dual flush toilet builder's designer
Chrome toilet roll holder and single towel rail builder's designer range

LAUNDRY

Ceramic tiles above trough and skirting tiles from builders' designer range
900mm Laminated Base Cabinet with inbuilt stainless-steel trough
Mixer tap

INSULATION

Insulation as required to comply with 6-star energy assessment. Including wall batts to living areas, roof batts and sisalation foil attached to outside of living area frame R2.0 Walls/R4.0 Ceiling

ELECTRICAL

75mm LED down lights to hallway and living area (10 Allowance)
Double power points throughout
Two TV points
One phone points
Exhaust fan installed above showers
Smoke detectors hard wired with battery backup
Circuit breakers and safety switched to meter box

PAINT

Washable interior low sheen paint to internal walls 2 coats
Flat acrylic to ceilings
Gloss finish to skirtings, architraves and interior woodwork
Gloss finish to internal doors
Exterior gloss finish to front door and external doors

HEATING & COOLING

Provide Central Heating unit to 7 points (Builders designer)