



PERSONIFIED HOMES

DREAM.CREATE.LIVE

ABN: 46 602 488 577

Mobile: 0404 613 301; **Ph: (02)** **Email:** info.civiltechservices@gmail.com

Add: Suite 2, Lvl-1, 60 Wigram Rd, Harris Park, NSW 2144

Luxury Home Specs

	LUXURY INCLUSIONS (OUTLINES)
1 Preliminaries	<p><u>Insurances/Liabilities</u></p> <ul style="list-style-type: none">• Home owners warranty• Insurances: Public Liability, Workers comp & Contract workers• Six Year (6Yrs) Structural Warranty• Defects Liability Period 13 weeks <p><u>Site preparation</u></p> <ul style="list-style-type: none">• Sediment Control measures• Temporary fencing (as required)• Safety switch - earth leakage device• Termite protection and certification• Site toilet during construction• All weather driveway access to site• Cleaning and removal of builders rubbish• Final identification survey by surveyor• Glazing to Australian Standard• All work to Building Code Of Australia requirements• Slab-Waffle Pod

Framing

- Erect frame – Treated Pine

Electrical

- Electrical installation to suit Single/Three phase metering

Brick Work

- Face brickwork with PGH bricks (as per builders range)
- Mortar joint flush or rakes as per customer selection

Roof

- Concrete Roof tiles
- Maintenance free fascia and quad gutters (color bond)
- Plastic downpipes

Insulation

- Insulation blanket to underside of Roof Tiles
- Insulation bats to external walls (rating as per basix report)

Landscaping

- Pebbles to side walk
- Rain water TBA (as per builders range)
- Letter box (as per builders range)
- Turf to front and rear yard up to 70m²

Garage Door

- Automatic Double Garage lift Panel door in Standard colors and style

Electrical

- Side-walk backyard - max 3 lights extra at \$70 each
- Sensor light to front porch

Alfresco

- Alfresco floor cover – tiles allowance \$20/sqm 300 x 300 or 600 x 300.

External Finishes

- Cement Rendering and/or painting as per plan

Hot Water System

- Instantaneous hot Water System 26L

Driveway

- Colored driveway

3 Internal Finishes

Finishes

- High Ceilings
- Internal lining to be 13mm plasterboard
- Internal wall (wet area) to be 6mm Villa wood
- Internal ceilings to be 13mm
- 90mm coved cornice to ceiling
- Tiling to GF 600 x 600- (From Supplier)
- Timber flooring/Carpet to rooms
- Toilet windows to be frosted
- Aluminum windows standard with bathroom glazing obscure
- Door stops to doors opening against walls
- Paint to be one sealer and two coats finish to walls and ceilings
- Paint to doors, architraves & skirting's to be gloss or matt finish
- One paint color to walls and white ceiling

Electrical

- Smoke detectors to Australian standard
- Batten light holder to garage.
- Downlight to Living, dining and Kitchen.
- 2x television points – RG6 wiring coiled in roof space (antenna supplied)
- 2x phone points (wiring only) – carrier will connect
- Ducted Air conditioning (Samsung) 3 zones & AC outlet to each room/
- Provide gas points to living area, alfresco for BBQ & cook top.

Doors

- Skirting and architraves in 75mm colonial or splayed in paint grade
- Doors: Corinthian or Hume as builder range.
- Main Entrance 900 door (dependent on design)

4 Bedrooms

Wardrobe

- Built in robes with hinged doors, 3 drawers 450mm wide, hanging rail and melamine shelf with hinged doors.

Electrical

- 2 double power points to bedrooms
- Oyster light to each bedroom

Flooring

- Carpet/Timber flooring

5 Bathroom

Water Proofing

- Waterproofing to Australian Standards with Certification

Windows

- Obscure glazing to window

Floor Waste

- Smart Floor wastes

Vanities

- Vanities with Standard stone top.
- 850mm vanity to ensuite.
- 600mm vanities to bathroom
- 800mm high mirror to suit vanity width
- Ceramic/porcelain tiles to bathrooms (wall 300 x 600, floor 300 x 300) (From Supplier)

Shower Screen

- Semi Frameless clear glass shower screens

Taps

- Flick mixer taps to bath, shower & vanity Allowance to builder's range

Electrical

- 1x double power point to bathroom & ensuite.
- Bathrooms includes exhaust fan, light

Tub

- Free Standing Bath Tub to Master Bedroom ensuite.

Accessories

- Toilet accessories (Toilet roll holder, Towel Rail)

Finishing

- Bathroom and ensuite floor to ceiling tiles.

<p>6 Kitchen</p>	<p><u>Kitchen Finishes</u></p> <ul style="list-style-type: none"> • Custom Mad Designer kitchen to suit design / plan with overall height of 2200mm – 6m Kitchen • Stone bench top 40mm lip • Polyurethane cabinets (As per owner's specs) • Drawers 500mm deep-soft close • Matching overhead cupboards 715mm high with adjustable shelf • Stainless steel mixer from builder's range. • Tile splash back on kitchen bench top • Under/Over bench mount stainless steel kitchen sink • Laminated kickboard to match doors • Fridge water point • Microwave shelf • overhead cupboards • Pot drawers • Soft close hinges to kitchen cupboards • Bulk heads above kitchen cupboards <p><u>Dishwasher</u></p> <ul style="list-style-type: none"> • Plumbing and power for dishwasher <p><u>Electrical Appliances (Main Kitchen)</u></p> <ul style="list-style-type: none"> • 2x double power point to splash back • Main Kitchen-Westinghouse / Haier Appliances-900mm Stainless steel oven, cooktop and Canopy Glass Range hood
<p>7 Laundry</p>	<p><u>Finishing</u></p> <ul style="list-style-type: none"> • Waterproofing to Australian Standard with certification • 20mm standard Benchtop with shelving • Laundry – floor tiles, skirting tiles (1 row) and splash back to laundry tub (3 rows) <p><u>Plumbing</u></p> <ul style="list-style-type: none"> • Plumbing provisions for washing machine including tap ware <p><u>Electrical</u></p> <ul style="list-style-type: none"> • 1x double power point • 1x batten holder light

8 Linen	<ul style="list-style-type: none"> • Shelf levels in standard white melamine (Refer to standard builders range) • Door hardware- hinged doors.
9 Security And Safety	<ul style="list-style-type: none"> • Safety switch at main switchboard • Glass installation to Australian Standards (AS) • Termite protection • Smoke detectors hard wired to AS • Locks to all windows keyed alike • Deadlock to front entrance door and laundry door • Intercom with one hand set