



NOTE: Floor plan & elevations are a guide only and subject to change or modification at any time.
Perspective View for illustration purposes only



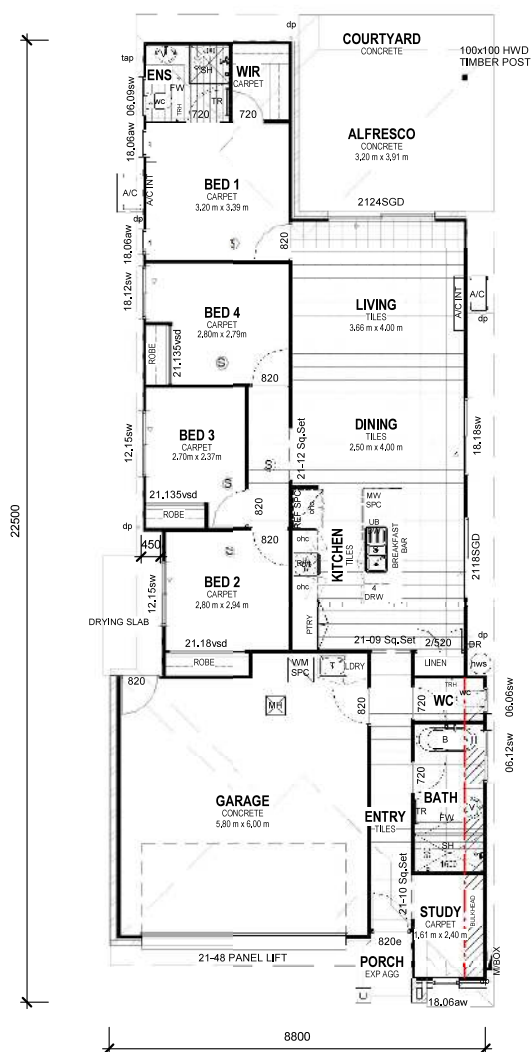
HOUSE AREAS

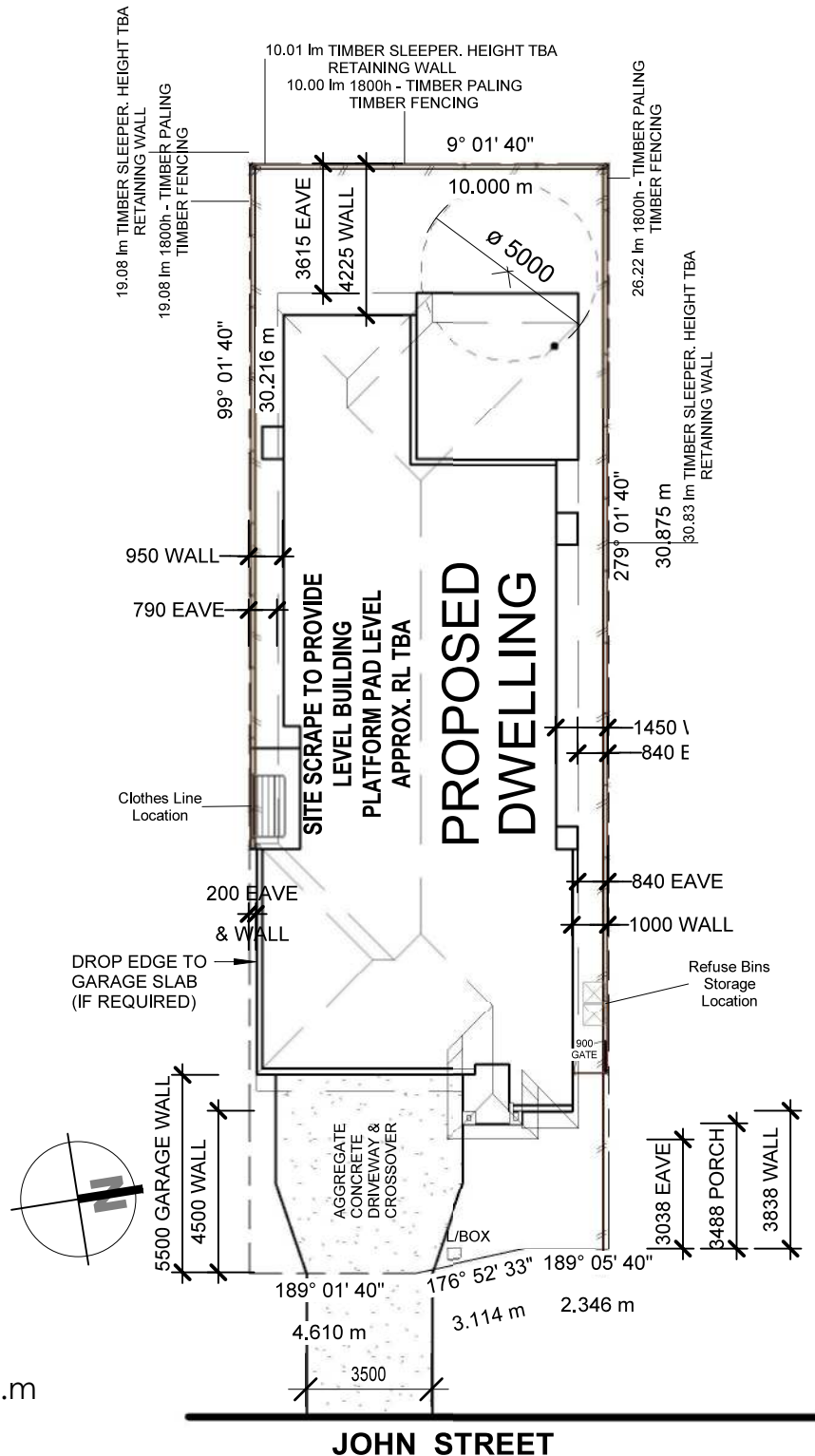
LIVING	113.43m ²
GARAGE	39.29m ²
ALFRESCO	12.51m ²
COURTYARD	8.33m ²
PORCH	2.05m ²
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TOTAL	175.59m ²



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Price is dependant on siting, retaining required and condition of block. Landscaping not as per artist impression.





RPD Data
LOT 2
Site area: 306 sq.m

Please Initial/Purchaser.....





STANDARD
SPECIFICATIONS

for

CADENCE RESIDENCES

Phone 07 3205 3325 Fax 07 3205 3327 Email admin@sunvistahomes.com.au

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GENERAL INCLUSIONS

- HIA QLD New Home Construction Contract
- All site works up to 1 metre cut and fill
- Full termite management system with 10-year guarantee
- Trilock contemporary series handle to front door
- TV Antenna
- Wall Wrap to external brick walls
- Remote control paneldeck door with 2 remotes
- Two external taps one to front and one to back
- Security grilles to all windows and sliding doors (excluding garage)

INTERIOR INCLUSIONS

- R2.5 Insulation to comply with local authority
- Vertical blinds to windows & sliding doors (including garage & wet areas)
- Fans in bedrooms, living area and alfresco
- Floor tiles to kitchen, entry, hallway, living areas and bathrooms
- Carpet to bedrooms and lounge room
- Lever handle door furniture in Gainsborough Renovator Series
- Overhead cupboards as per plan
- Electric cooktop
- Stainless steel oven and range hood
- Stainless steel dishwasher
- MDV Split system Air Conditioner to Living Room and Main Bedroom

Air Conditioner Split System



BATHROOM, ENSUITE, TOILET

- Projix Series design - Towel rail
- Toilet roll holder to bathroom, ensuite & toilet
- Bathroom & ensuite mirrors, full length of vanity 900mm high

EXTERIOR INCLUSION

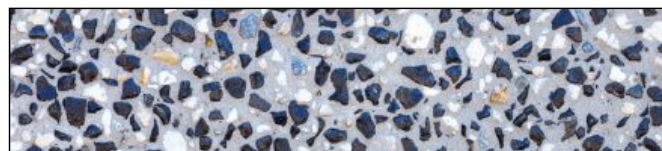
- Letterbox from builders visions range
- Slimline fold down clothesline, positioned at builder's discretion
- Unsealed exposed Aggregate driveway from category 1 or 2
- Turf to rear and front boundaries
- Decorative rocks to side less than 1.5m or turf if exceeds 1.5m
- Fencing to all sides including side returns where applicable
- Plain broomed finish concrete to alfresco + side courtyard
- Plain concrete laundry slab

Letterbox Range



Exposed Aggregate Range

Chequerboard



Tiger Stone



Red River Pearl



STANDARD BUILDING SPECIFICATIONS

CADENCE RESIDENCES

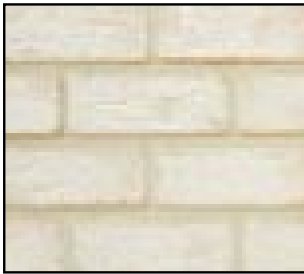
CONCRETE WORKS (SLAB)

- (a) Reinforced concrete slab as per soil test report
- (b) Engineered designed slab and (footing if applicable)

BRICKWORK

- (a) Rendered front and face brick or bagged sides or FC cladding as specified on plan

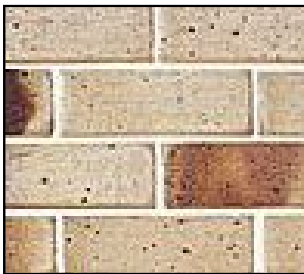
Brick Range



Girraween



Springbrook



Hendra



Ascot

WINDOWS & SLIDING DOORS

- (a) Powder coated aluminum frames and doors as per colour selection & plan
- (b) Key locks to all windows and sliding doors
- (c) Security screens to all windows and sliding doors (excluding garage)

ROOF

- (a) Colorbond roof as per plan
- (b) R2.5 Insulation to comply with local authority

FRAMING

- (a) Structural timbers shall be seasonal pine as per Building Code of Australia
- (b) Wind loading to comply with local authority

GUTTERS/FASCIA & EAVES

- (a) Powder coated fascia & gutter as per plan & colour selection
- (b) Eaves to be lined with 4.5mm fibre cement sheeting if applicable

ColourBond Colours



INTERNAL WALLS & CEILINGS

- (a) Walls: 10mm gyprock fixed to manufactures specification
- (b) Ceilings: 10mm gyprock fixed to manufactures specification
- (c) Wet Areas: 6mm villa board fixed to manufactures specification
- (d) Cornices: 75mm cornices throughout
- (e) 2400mm ceiling height

EXTERNAL ENTRY DOOR FRAMES:

- (a) To be primed Oregon

DOORS

- (a) Solid front door from selected Corinthian builders range
- (b) Internal doors Corinthian flush panel
- (c) With door stops to all doors

Entrance Door Range



PURB1



PURB2



PURB04



PURB4



PURB101



PURB104

DOOR FURNITURE

- (a) Internal door furniture, from Builders Range
- (b) Privacy set to bathroom & WC Builders series
- (c) Exterior doors keyed alike
- (d) External garage door to have deadlock

Front Entry Lock



Internal Door Handles



KITCHEN

- (a) 600mm wide kitchen bench & cupboards as indicated on drawings
- (b) Stone benches from Creative Stone (choice of 4 colours – White Diamond, Sea Spray, Artic White and Hailstone) and vanity cabinetry from Laminex standard range as per plan
- (c) Laminated cabinetry as per colour selection
- (d) White M.R. finish to interior & shelves
- (e) Pantry as per plan
- (f) 1 and 3/4 bowl Stainless steel sink Ultimate Sinkware
- (g) Projix chrome flick mixer
- (h) Dishwasher provision; power point & water connection
- (i) Handles; brushed stainless steel
- (j) Stainless steel under bench oven & hot plates as per plan
- (k) Stainless steel range hood
- (l) Stainless steel dishwasher

Appliance Range



Freestanding Dishwasher



Electric Cooktop

Kitchen Sink & Mixer



Electric Oven



Slideout Rangehood



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Builder's Signature

Client's Initials

MOULDINGS

- (a) Architraves; 42mm x 12mm
- (b) Skirting; 68mm x 12mm

LINEN CUPBOARD

- (a) 4 shelves with vinyl sliding doors or as per plan
- (b) Broom cupboard; one top shelf with hinged Corinthian flush panel doors

WARDROBES

- (a) Vinyl sliding system with full length overhead shelf and hanging rail

BATHROOM FITTINGS

- (a) Bambino 1510mm Rectangular Bath
- (b) Provide & install laminated semi framed shower screens in clear glass
- (c) Powder coated frames to shower & mirror as per colour selection
- (d) Pivot door to shower
- (e) Mirror above vanity
- (f) Stone benches from Creative Stone (choice of 4 colours – White Diamond, Sea Spray, Artic White and Hailstone) and vanity cabinetry from Laminex standard range as per plan
- (g) Laminated vanity from Laminex standard range as per plan
- (h) Chloe semi-recessed or Lawson recessed counter top basin to suit plan with 1 hole
- (i) Projix tapware throughout
- (j) Projix Series design - Double towel rail

Bathroom Range



Bath Tub



Semi Recessed Basin OR Recessed Basin



Basin Mixer



Shower / Bath Mixer



Shower Head

ENSUITE FITTINGS

- (a) Provide & install semi framed laminated shower screens in clear glass
- (b) Powder coated frames to shower & mirror as per colour selection
- (c) Pivot door to shower
- (d) Mirror above vanity
- (e) Stone benches from Creative Stone (choice of 4 colours – White Diamond, Sea Spray, Artic White and Hailstone) and vanity cabinetry from Laminex standard range as per plan
- (f) Laminated vanity from Laminex standard range as per plan
- (g) Coral Semi-recessed or recessed counter top basin to suit plan with 1 hole
- (h) Projix tapware throughout
- (i) Projix Series design - Towel rail
- (j) Projix toilet roll holder

TOILET/S

- (a) Virtue closed coupled toilet suite
- (b) Projix toilet roll holder

LAUNDRY

- (a) Glo-tub unless otherwise specified on plan
- (b) Projix Vero sink mixer hot and cold tapware
- (c) Hot and cold washing machine taps

Toilet and Laundry Range



Laundry Tub



Toilet Roll Holder



Toilet Suite

TILING

- Tiles from Builders Visions Range
- Tiles to be layed in a square direction. An allowance of one (1) strip of decorative frieze tiles to the shower recesses including installation. An allowance of one(1) delivery fee per home.

Bathroom

- (a) Tiled floor with tiled skirting
- (b) Front of bath tiled
- (c) Shower recess tiled 1.800mm high
- (d) Feature tiles to shower recess
- (e) Shower floor to be tiled & bedded
- (f) Tiled splash back to full length of vanity
- (g) Tiled splash back to full length of bath
- (h) Tiles as per colour selection

Toilet

- (a) Tiled floor with tiled skirting

Ensuite

- (a) Tiled floor with tiled skirting
- (b) Shower recess tiled 1.800mm high
- (c) Feature tiles to shower recess
- (d) Shower floor to be tiled & bedded
- (e) 200mm tiled splash back to full length of vanity
- (f) Tiles as per colour selection

Kitchen

- (a) Tiled splash back above benches;
- (b) Tiled splash back behind hot plates up to overhead cupboards
- (c) Tiles as per colour selection

Living

- (a) Tiled interior as per plan
- (b) Tiles as per colour selection
- All wall tiling to have white coloured grout, floor tiling to have natural or off white coloured grout.

ELECTRICAL

Lights

- (a) White down lights throughout living
- (b) 1200mm White Seabreeze ceiling fan to bedrooms, living room and alfresco
- (c) 1 x fluorescent tube light to garage
- (d) 3 x white external downlights, 1 in entry and 2 in garage eaves
- (e) 2 x white downlights & 1 x fan to pergola area
- (f) External laundry light Single halogen
- (g) External spotlight for rear of house single halogen

Power Points

- (a) Double power points to all single bedrooms/ meals/ bathroom/ ensuite/ garage/ laundry/ family
- (b) Three double power points to main bedroom
- (c) Two Double power points to kitchen as discussed with owner
- (d) Single power point for dishwasher connection (kitchen)
- (e) Single power point for remote control garage door (garage)
- (f) Single power point for range hood connection (kitchen)
- (g) Double power point pergola area

Phone Points

- (a) One phone point to kitchen

TV Points

- (a) One to all living areas
- (b) One to Master Bedrooms

Exhaust Fans

- (a) Exhaust fans to bathroom, ensuite

Electrical Range



White Down Lights



Single Halogen Lamp



Ceiling Fan



Exhaust Fan



Single Power Point



Double Power Point



Single Flush Switch



Three Gang Flush Switch

SMOKE ALARMS

- (a) Smoke alarms hard wired to metre box as per plan

GARAGE

- (a) Panel deck garage door with 2 remotes
- (b) Fully lined garage with man hole builders choice

HOT WATER

- (a) Rinnai V1500 gas hot water system

CARPET

- To all bedrooms and living room as per plan
- Carpet from Builders Visions Range

EXTERNAL PAINTING

- (a) Timber entry frames & doors
- (b) Soffit linings/PVA
- (c) Colours as per colour selection
- (d) Painting to Australian Standards

INTERNAL PAINTING

- (a) Ceilings & cornices all white
- (b) Walls as per colour selection
- (c) Architraves as per colour selection
- (d) Skirting as per colour selection
- (e) Internal doors as per colour selection
- (f) Painting to Australian Standards
- Note: **Please note: Two coats of paint is standard, however, if a lighter colour is chosen, extra coats of paint may be recommend. This would incur an additional cost unless otherwise documented in your specification.

Smoke Alarm

