

DOORS AND DOOR FURNITURE

ENTRY DOOR	Solid 2040mm x 820mm door paint finish, external grade
LAUNDRY EXTERNAL	Solid 2040mm x 820mm door paint finish, external grade
FRONT/REAR PATIO	Aluminium sliding door with standard powdercoat finish (as per plan)
GARAGE	Colourbond sectional overhead garage door with standard manual lock
INTERNAL DOORS	Redicote flush hollowcore doors 2040mm high with paint finish
ROBES/STORAGE	Redicote flush hollowcore doors 2040mm high with paint finish
EXTERNAL HANDLES	Lane lever type entrance set with deadbolt to front entry and laundry external
INTERNAL HANDLES	Lever handles with builder's standard range. Passage set to garage internal access

FLOOR COVERINGS

TILING	Porch, entrance, hallway, dining and kitchen in 450mm x 450mm floor tiles chosen from builder's quality range
CARPET	To remainder of home from builder's quality range

ELECTRICAL

LIGHTING	1x bayonet fitting to each room throughout
EXTERNAL LIGHTS	1x bayonet fitting each to front porch and back alfresco area (subject to design)
POWER POINTS	1x double power point per room throughout, 2x double power points to kitchen, single power point per appliance to standard provision
TV POINTS	2x TV points
TELEPHONE	2x telephone points
NBN	PROVISION ONLY – conduit to location of electrician's discretion including 1x double power point (owner to arrange connection directly with provider)
SAFETY	Smoke detectors direct wired, with battery backup. Safety switch to meter box

All inclusions are from the builder's quality range and are subject to design and individual standard plans. This inclusions list is a guide only. You may change any inclusions you wish to, please let us know if this is the case. All items are subject to availability and can be changed without notice at the discretion of Crystele Homes. Quality inclusions list is current as at 01/10/2017.



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QUALITY INCLUSIONS

EXTERNAL

FOUNDATION	Engineer designed & certified 25mpa 'M' Class slab, waffle pod construction
STRUCTURAL	90mm pine wall frames, trusses and floor joists as per Australian Standards
BRICKWORK	Bricks from Austral builder's quality range with natural or off-white mortar, flush or ironed joints
ROOF	Tiles from Bristile builder's quality range, 22.5' roof pitch, eaves 450mm where required
CLADDING	Subject to design. Weatherboard cladding to partial façade and rear elevation
TERMITE PROTECTION	Flickguard system to perimeter and internal penetrations to slab
FASCIA & GUTTER	Colourbond fascia and gutter
DOWNPIPES	90mm PVC downpipes, painted with exterior colour to match
WATER SYSTEM	24L instantaneous natural gas hot water system (subject to gas availability)
WINDOWS	Aluminium throughout, powder coated with standard finish colours
GARDEN TAPS	2x garden taps, 1 to front and 1 to rear of home (1 connection to be recycled water from water tank as per BASIX)

INTERNAL

INTERNAL LINING	10mm plasterboard throughout
CORNICES	90mm Cove cornice throughout
SKIRTING & ARCHITRAVES	67mm half splayed pine throughout with paint finish
CEILING HEIGHT	2400mm height to ground and first floor, unless changed
STAIRCASE	MDF treads and risers ready for carpet, paint finish to hand rail, newel posts and stringers. Balustrade from builder's quality range
BUILT-IN ROBES /WALK-IN ROBES	1x white melamine shelf and single hanging rail
LINEN CUPBOARD	4x white melamine shelves
UNDER STAIRS	Selected double storey designs only
STORAGE	Hollowcore door, excludes floor coverings
INSULATION	R3.0 batts to ceilings, R2.0 to external walls. Excludes garage walls and ceiling
GAS POINTS	1x internal gas bayonet to living room

PAINTING

WALLS	2 coats of low-sheen water based paint to all interior walls (single colour)
CEILING	2 coats of flat water based to ceiling (single colour)
DOORS & TIMBER	2 coats gloss enamel to all doors and interior wood work (single colour)
EXTERIOR	Acrylic exterior paint to all timber and metal work, downpipes, meter box

BATHROOM – ENSUITE – POWDER ROOM

BATH	1525mm designer acrylic bath in white
SHOWER	Semi-frameless shower screen with pivot door, glazed safety glass and colour coordinated frame
TOILET	Full vitreous china concealed trap with close coupled suite, back to wall fitting
VANITIES	Fully laminated with white acrylic moulded vanity top (sizes subject to design)
TAPWARE	Chrome finish throughout
ACCESSORIES	All chrome finish from builder's quality range. 1x towel rail, 1x toilet roll holder, 1x hand towel ring per bathroom (excludes towel rail to powder room)
MIRROR	Polished edge mirror to suit vanity size
FAN/LIGHT COMBO	Baton light and exhaust fan to all bathrooms. Fan to powder room if no window
FLOOR WASTES	Chrome floor wastes to all bathrooms / powder room
WATERPROOFING	Full sealed waterproofing to wet areas, as required

KITCHEN

CABINETRY	Laminated doors and drawers throughout
BENCHTOP	33mm freeform laminate
SINK	1 and ¾ bowl stainless steel with basket waste (over mount design)
TAPWARE	Chrome finish single lever mixer
HANDLES	Stainless steel from builder's quality range
DISHWASHER	Provision only including connections
OVEN	600mm stainless steel electric oven
COOKTOP	600mm stainless steel gas cooktop (subject to gas availability)
RANGEHOOD	600mm stainless steel slide-out rangehood
SPLASHBACK	Tiled from bench to below overhead cupboard region from builder's quality range

LAUNDRY

TAPWARE	Chrome finish single lever mixer to tub, hot and cold chrome washing machine taps
LAUNDRY TUB	Single unit 45L laundry sink with white metal cabinet
SPLASHBACK	Tiled splashback to laundry tub 600mm high from builder's quality range

TILING

FLOORS	Floor tiling to wet areas as per standard design. Choose from builder's quality range
WALLS/SKIRTING	2m high to shower recess, 900mm high around bath, 1 row of skirting to wet areas
SELECTION OPTIONS	All tiles to be chosen from builder's quality range