

EXTERNAL FEATURES	Slab:	Class 'H' Engineered designed Waffle Pod Slab.
	Hebel:	Hebel PowerPanel
	Render:	Acrylic texture coating render from Builder's selection (Product Specific).
	Light Weight Cladding:	Fiber Cement products or feature timber paneling to areas as per standard working drawings (Product Specific).
	Roof Cover:	Colourbond: Corrugated roof from Builder's selection (Product Specific). Metal: Steel metal deck roof Builder's selection (Product Specific).
	Roof Plumbing:	Colorbond metal fascia and barge. Colourbond Quad gutter with 100 x 50mm rectangular downpipes. Rainheads: Colorbond Metal Square Flat bottom or Half Round (Product Specific).
	Entry Door:	Front: Hume Newington Range 'XN1' 2040mm high x 820mm wide (Product specific refer working drawings) Rear garage: Duracote Tempered Hardboard door 2040 x 820. (Product Specific, refer working drawings).
	Door Furniture:	Front Door: Key-in-knob entry set with deadbolt. External Hinged Door: Key-in-knob entry set. (Refer Internal Colour Scheme for finish) Door Stop: 75mm, White.
	Entry Frame:	Front: Timber (Product Specific). Rear Door: Timber (Hinged) or Aluminum sliding (Product Specific, refer working drawings).
	Windows	Aluminum awning & sliding, powdercoat finish (Product Specific) Note: Flyscreens & Locks to all openable windows.
Sliding & French Doors:	Note: Flyscreens & Locks to all open-able windows Aluminium, powdercoat finish (Product Specific, refer working drawings).	
FRAMING	Walls:	90mm Timber frame.
	Roof:	Timber roof trusses.
	Party wall:	Lightweight fireproof & acoustic system to BCA requirements.
INSULATION:	Ceiling:	R4.0 Glasswool batts to ceilings - house only.
	External walls:	R2.0 Glasswool batts (including party wall between house and garage) plus weather wrap, joins in weather wrap to be taped and gaps around windows/doors sealed
PAINTWORK:	External:	2 Coat System. (Refer internal colour Scheme for finish). Front door: Sealer undercoat with enamel gloss top coat Other Hinged Doors: Sealer undercoat with Low Sheen acrylic top coats Fascia, gutter & downpipes: colorbond (Maximum two colours). Woodwork: low Sheen acrylic (one colour).
INTERNAL:	Ceiling Height:	Single storey: 2590mm
	Room Doors:	Flush panel 2040mm high
	Room Door Furniture:	Lever Handles: Lever set, (Refer internal colour Scheme for finish)
	Door Stop:	75mm cushion, white.
	Mouldings:	Architraves: 42mm x12 (MDF). Skirtings: 67mm x12 (MDF)
HEATING:	Cornice:	75mm Cove cornice throughout.
	Gas Ducted:	Outlets ducted to living areas, bedrooms, bathrooms and ensuites (Excludes laundry, W.C & Powder Room).
SUSTAINABLE	Draft Exclusions:	Total number of points and unit size product specific -refer to working drawings. Exhaust Fans: Draft-Excluder' installed over all ceiling exhaust fans. Flat Roof: vented to external.
CABINETRY:	Cupboards:	Entry frames: Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door. Fully lined cabinets (refer working drawings for standard inclusion).
	Doors/Drawers:	Standard Laminate (Refer Internal Colour Scheme for finish).
	Bench Tops:	Kitchen, Bathrooms and Laundry: Standard laminate (Refer Internal Colour Scheme for finish).

KITCHEN:	Sink:	Double bowl stainless steel with one tap hole.	
	Tap:	Single lever mixer chrome finish.	
	Microwave Provision:	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Product specific).	
APPLIANCES:	Dishwasher:	Supplied & installed to Kitchen.	
	Splash back;	Tile to areas as per working drawings (Refer Internal Colour Scheme for finish).	
	Oven:	Electric fan forced 600mm wide stainless steel.	
	Hot Plate:	Gas with electronic ignition 600mm wide stainless steel.	
BATHROOM/ EN SUITE/ POWDER	Rangehood:	3 speed fan, 600mm wide stainless-steel Canopy or Concealed ducted to external (Product specific, refer to working drawings).	
	Mirrors:	Silver backed with polished edges, full width of & seated on vanity.	
	Basins:	Bench Top Basin: White inset vitreous china, &/or semi recessed vitreous china with chrome waste & 1no. Tap hole (Product specific, refer to working drawings). Wall Basin: Vitreous china wall basin, with chrome waste & 1 no tap hole. (Product specific, refer to working drawings).	
	Shower Bases:	Tiled shower base with square chrome waste.	
	Shower Screens:	Semi frameless with pivot door and clear glass & silver trim.	
	Taps & Outlets:	Bath: Wall mixer with Hob Swivel Spout 200mm, chrome finish. Bench Top Basin: Single lever mixer, chrome finish. Wall Basin: Single lever mixer chrome finish. Shower: Wall mixer with hand-held outlet & shower rail, chrome finish	
	Toilet Suite:	White Vitreous China toilet suite with concealed waste and dual flush cistern & chrome mini cistern stop tap.	
	LAUNDRY	Trough:	45 litre flush line inset tub including laminate bench top & cupboards, or 35 litre compact tub & cabinet.
		Tap to Trough:	Single lever mixer chrome finish.
	STORAGE:	Shelving:	Robes: One white melamine shelf and hanging rail. Walk in Robe: One white melamine shelf and hanging rail. Pantry/Linen: Four white melamine shelves. Broom: One white melamine shelf. Robes: Sliding: 2100mm high vinyl panel doors. Hinged: Flush panel, 2040mm high hinged door(s) with dummy lever handles (product specific). Walk in Robe: No Doors: Open shelving only where no doors are indicated on working drawings (Product Specific). With Doors: Flush panel, 2040mm high hinged door with lever handles. Pantry, Linen, Broom: Flush panel, 2040mm high hinged door(s) with dummy lever.
ELECTRICAL:		Supply:	Single phase.
		Power Points:	Generally, 2no doubles to habitable rooms, 3no doubles to bedroom 1 and living. Singles to bathrooms, ensuites and appliances.
CERAMIC TILING:		Internal Light points:	Batten holder and globe lights (refer to working drawings).
		External Light Points:	Batten holder and globe light to Portico/Entry (refer to working drawings) or external Wall Mounted light (product specific refer working drawings) or Weatherproof Paraflood light (product specific refer working drawings).
		Switch Plates:	Clipsal C2000 or similar White, (wall mounted where practical).
		Smoke Detector:	Hardwired with battery backup.
		Exhaust Fans:	Above showers, and W .C ducted to outside air if required.
		TV Point:	Two points including Antenna (refer working drawings).
		Telephone Point:	Two points with wall plate including underground conduit to front boundary (refer working drawings).
	Safety Switch:	RCD safety switch and circuit breakers.	
	Wall Tiles:	2100mm high over shower, 400mm high over bath, 400mm high over trough. (Refer Internal Colour Scheme for finish)	
	Floor Tiles:	To laundry. bathroom, ensuite, powder room, and W.C.as per working drawings (Refer Internal Colour Scheme for finish).	
Trim:	Aluminium metal trim to doorways/openings abutting alternative floor covering.		

**CERAMIC
TILING:**

- Bath Hob: Floor Tiles to bath hob with plain aluminium 'L-Shape' angle trim to bath hob/riser junction.
- Shower Base: Tiled shower base with square chrome waste.
- Skirting Tiles: 100mm high ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room and w.c.as per working drawings.

**FLOOR
COVERING:**

- Carpet: Generally, to the bedrooms and adjacent passage & stairs. (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings).
- Timber Floating Floor: Generally, to the entry, adjacent passage, living, meals & kitchen (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings).

GARAGE:

- General: Colorbond sectional garage overhead door with 3 transmitter units, plaster ceiling, concrete floor and brickwork above garage door opening or lightweight construction (design specific refer working drawings).
- External Access Door: Metal or timber frame (product specific, refer working drawings) with flush panel 2040mm high door Key-in-knob entrance set (refer internal colour scheme for finish).

LANDSCAPING:

- General: Landscaping, fencing and paving/paths as per Town Planning Conditions Letter box (refer to working drawings for location).
Fold-down clothes line (refer to working drawings for location).