

PRELIMINARY

- Soil test, contour survey & site assessment
- Plans, specifications & contract documents
- Engineering designs & computations

BASE

- M Class Concrete slab construction
- Termite treatment system
- Site fall up to 300mm over building area

SERVICE & DRAINAGE CONNECTIONS

- Electricity (single phase) up to 12m from supply point to meterbox
- Telephone conduit up to 12m. Service connection not included.
- Water connection (dry tapping to same side of street)
- Natural gas connection up to 20m from supply point to meter
- Sewer & stormwater connections up to 10m from dwelling to legal point of discharge (must be within title boundary)

FAÇADE

- Standard façade package (specific to home range and design)
- 450mm eaves to façade (locations are design specific)
- Lintels & brickwork above façade windows and entry door

EXTERIOR

- 2440mm (nominal) ceiling height to single storey homes
- 2590mm (nominal) ceiling height to lower floor and 2440mm (nominal) ceiling height to upper floor of double storey homes
- Bricks from builders Category 1 selection.
- Cement roof tiles from builders Category 1 selection
- Colorbond gutters, fascias & downpipes
- Aluminium windows (single glazed) with locks
- Aluminium sliding doors (design specific) with locks
- Painted FC sheet infills above side & rear openings
- Corinthian Madison PMD104 entry door with clear glazing
- Lockwood Symmetry knob set to entry and external hinged doors
- Colorbond gutters, fascias & downpipes

GARAGE

- Garage with concrete floor & plaster ceiling
- Sectional overhead panel door with remote control (2 x remotes)
- External access door (design specific)
- Painted FC sheet infill above garage door

INTERIOR FIXINGS

- Flush panel doors throughout (2040mm high)
- Lockwood Velocity range metal lever internal door furniture
- Chrome hinges, latches, strikers and flush pull handles
- 67 x 18mm single splayed skirting boards & architraves
- Cushioned vinyl door stops to passage doors as required
- Robes to bedrooms with single melamine shelf and rail
- Linen cupboard with 4 melamine shelves
- *Cupboard types & configurations are design specific

KITCHEN

- Laminate base cabinets and overhead cupboards
- Laminate benchtops with postformed edge
- Built in / Walk in pantry with 4 melamine shelves
- 90cm Stainless steel upright gas / electric cooker
- 90cm stainless steel canopy rangehood (vented to roof space)
- 60cm stainless steel dishwasher
- 1.5 bowl stainless steel sink with drainer
- Chrome sink mixer tap

LAUNDRY

- White acrylic cabinet with 45L inset trough.
- Chrome sink mixer tap
- Washing machine stops located inside cabinet

ENSUITE, BATHROOM & WC

- Laminate doors to vanity cabinets
- Laminate benchtops with postformed edge
- Chrome basin, bath & shower mixer tapware
- Chrome rail showers with multi-function outlet
- Tiled shower bases to bathroom & ensuite
- Square inset VC vanity basins
- 1500mm acrylic bath set in tiled hob
- Close coupled VC toilet suite with soft close seat
- Semi frameless showers screens with pivot door
- Polished edge mirrors to full width of vanities (1000mm high)

ELECTRICAL

- Smoke detectors & safety switches to Australian Standards
- Batten fix light points to interior & exterior
- Clipsal Classic switches & double power points throughout
- TV points x 1 (antenna not included)
- Telephone point x 1
- Sealed Exhaust fans to ensuite, bathroom & WC

PLASTER

- 75mm Scotia cornice throughout dwelling and garage

PAINTING

- 3 coat low sheen acrylic to interior walls
- Gloss acrylic to trim & doors
- Exterior acrylic to all external painted surfaces

WALL TILING

- Ceramic tiles from builders range to wet areas & kitchen

FLOOR TILING

- Ceramic floor tiles from builders range to bathroom, ensuite, WC and laundry. Includes 100mm high tiled skirting.

HOT WATER

- Solar Smart hot water system with single high efficiency panel and 26 L/min continuous flow gas boosted hot water
- 280L heat pump installed where natural gas is not available

HEATING

- Gas ducted heating (unit size & number of outlets design specific)

INSULATION

- R1.5 batts and single sided sisalation foil to walls
- R2.5 batts to ceilings.

*Homes are individually assessed for 6 star energy rating

MISCELLANEOUS

- Front & rear garden taps