

Kitchen Appliances

- Stainless Steel 600mm appliances from builder's range
 - Fan forced oven.
 - Cook top with wok burner.
 - Canopy range hood.
- Stainless steel dishwasher.
- Stainless steel sink 1 ¾ with chrome mixer tap

Cabinetry (as per plan)

- Cupboards: Fully lined melamine modular cabinets
- Doors/Drawers: Standard laminate from builders range
- Kitchen Bench Top: 20mm Stone square edge from builders range
- Vanity Bench Tops: Laminate square edge
- Handles: Selected from builders range

Bathroom & Ensuite

- Basins: Vitreous china vanity basin
- Mirrors: Polished edge mirrors full length of vanity
- Bath: 1625mm acrylic bath (white) in tiled podium
- Shower Base: Tiled or poly marble shower bases at builders discretion
- Shower Screen: Semi framed shower screens with clear glazed pivot door
- Taps: Chrome mixer tap throughout from builders range
- Shower Outlet: Handheld shower, rail and slider in chrome finish to ensuite and bathroom
- Toilet Suite: Vitreous china, close coupled toilet suite in white from builders range.
- Accessories: 600mm double towel rail and toilet roll holders in chrome finish
- Exhaust Fans: 250mm exhaust fans inc self sealing air flow draft stoppers to bathroom

Ceramic Tiling

- Wall Tiles: Wall tiles to, bathroom, ensuite and laundry where shown on plans. Tile selection as per builders range.
- Floor Tiles: Floor tiles to ensuite, bathroom, laundry, WC, kitchen, meals and entry where shown on plans selection as per builders range

Carpet

- Carpet: Carpet to areas not tiled. Selection as per builders range

Paint Work

- Two coat application.
- Timberwork: Gloss enamel to internal doors, jams & mouldings
- Ceilings: Flat acrylic to ceilings
- Internal Walls: Washable low sheen acrylic to Internal walls
- Entry Door: Low sheen to front entry door.
- Colours: Selected from builders range

External Features

- Brickwork: Clay bricks from builders range
- Mortar Joints: Natural colour rolled joints
- Front Elevation: As per working drawings.
- Windows: Feature aluminum windows to front elevation. Sliding aluminum windows to sides and rear.
- Front entry door from builder's range
- Door Furniture: Front Door: Entrance lockset in stainless steel with deadbolt.
- External hinged door from builder's range
- Door seal and weather seal to all external hinged doors excluding garage.

Insulation

- Ceiling: Glasswool batts to ceiling of roof space (excludes garage ceiling)
- External Brickwork: Glasswool wall batts including sisalation to external brick veneer walls (excl garage) and wall between garage and house.
Note wall wrap will be sealed around openings in accordance with energy rating report.

Garage

- Sectional overhead door with remote control
- Brickwork above garage door
- Plaster ceiling and concrete floor
- External Walls: Brick veneer (on boundary wall product specific if required)
- Pedestrian Door: Weatherproof flush panel, low sheen acrylic paint finish. (Product Specific)
 - Door Frame: Aluminum or timber door with entrance

lockset Internal Features

- Doors: Flush panel 2040mm high x specified width.
- Robe Doors: Sliding flush panel doors
- Door Furniture: Lever door handles in polished chrome finish to all rooms.
- Mouldings and Skirting: 67 x 15mm bevelled profile MDF
- Door Stops: Plastic white door stops to hinged doors
- Door seal to nominated internal doors in accordance with energy ratings report.
- 75mm cove cornice throughout. 90mm in garage.

Solar Hot Water System

- Solar Hot Water System with gas instantaneous back up booster and associated electrical and plumbing connections. Solar panel and storage tank positioned at builders discretion.

Laundry

- Laminated base cabinet with 45 litre stainless steel insert sink
- Tap: Flickmixer tap, chrome finish
- Chrome washing machine stops/grubs

Plaster

- Plasterwork: 10mm plasterboard to ceiling and wall, WR to ensuite, bathroom, above laundry trough.

Framing

- Framing: MBG10 wall frame and roof trusses.

Plumbing

- 2 External taps (1 to front & 1 to Rear)

TURNKEY INCLUSIONS

Roofing

- Pitch: Roof pitch 22.5 degrees.
- Material: Coloured concrete roof tiles from builders range
- Colorbond fascia, guttering and downpipes.

Heating and Cooling

- Heating: Gas ducted heating to bedrooms and living areas (excl wet areas).
Total number of points and unit size product specific.
- Cooling: Split system air con to be installed at builders discretion (generally in family/meals area)

Storage

- Shelving: Walk in Robe: One melamine shelf with hanging rails.
- Robes: One melamine shelf with hanging rail
- Pantry/Linen: Four white melamine shelves
- Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.
- Pantry/Linen: 2040mm readicote panel hinged doors
- Handles: Flush pull in polished chrome

Ceilings

- Height: 2440mm (nominal) height throughout.

Electrical

- Internal Lights: White 240V LED downlights throughout as per standard electrical layout (supply/install light globes to all light fittings).
- External Lights: 100mm diameter fixed 240V white recessed downlight to front entry. Weather proof flood light to rear as per drawings.
- Double power points throughout excluding dishwasher and fridge space where single points will be fitted
- Two TV points inc 5m of coaxial cable to roof space (one to main bedroom and one to living area) connected to digital TV antenna outside roof.
- Telephone point: One telephone point located as per working drawings inc underground draw wire with ability to connect to supply pit.
- White wall mounted switch plates
- Smoke Detectors: Hardwired with battery backup.
- Safety Switches: RCD safety switches and circuit breakers to meter box.

Flyscreens

- Flyscreens installed to all openable windows

Clothesline

- Clothesline: Folding clothesline to be installed to rear of property. Includes coloured concrete paving underneath

Driveway

- Concrete driveway and path to front door. Colour to be determined by colour boards.
- Provide concrete paving to outside sliding door (where no alfresco exists in plan).

Connection Costs

- Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.

Landscaping:

- Front, side and rear: Water tolerant landscaping with a mixture of mulch, pebbles, rocks and garden beds with assorted drought tolerant plants. (assumes 500m2 maximum block size)

Blinds

- Holland blinds to be installed to all windows and sliding doors (white with silver bar)

Site Conditions/Foundations

- Foundation Class: Up to Class H concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m2 with a maximum setback of 5m to the house
- Temporary Fencing: Supply and hire of temporary fencing to site where required to council requirements.
- Silt Fence: Supply and hire of environmental silt fence to front of property as required by council.
- Rock Allowance: If rock excavation and removal is required an extra charge will apply
- Termite Treatment: Termite spray system where required by relevant authority.

Alfresco (plan specific)

- Plain concrete base with plaster ceiling and brick pillar.

Maintenance and Warranty

- 10 year structural guarantee.
- 3 month maintenance period.

Letterbox

- Concrete style letterbox to match facade to be installed

DATE

INITIALS (OWNER)

INITIALS (BUILDER)