

SCHEDULE OF FINISHES

CONSTRUCTION MATERIALS **EXTERNAL**

FRAMES	Walls: 70 mm stabilised timber frames. Roof: Stabilised timber roof trusses. Treatment: Termite resistant to Australian standards.
WINDOWS	Aluminium with powdercoat finish. Diamond grill screens with fly screens and privacy locks.
SLIDING DOORS	Aluminium with powdercoat finish. Diamond grill screens with fly screens and privacy locks
DOORS	Front Doors: Paint finished flush panel 820 mm x 2040 mm x 40 mm with glass panels from the Hume Verve or Newington single door range. Laundry & Garages: Hume Solid core doors with paint grade finish.
EXTERNAL WALLS	Rendered brick or block, feature claddings as per construction design.
ROOFING	Metal: Colorbond corrugated sheet roof, metal fascia and barge. Gutter: Colorbond quad with 100 mm downpipes. Insulation: 55 mm Anticon blanket to roof.
GARAGE	Panel lift garage doors with remote controls (2) to unit 1 and unit 2. Plasterboard walls & ceilings, with standard 'plain' concrete floors.
WATER SYSTEM	Dux 250A1 Radiant 3.6kw Electric hot water system to unit 1 & unit 2. Two external taps for gardens as per drawings.

CONSTRUCTION MATERIALS **INTERNAL**

ELECTRICAL FITTINGS	Down light fittings. 1 x split system air conditioning unit to main living area in unit 1. 1 x split system air conditioning unit to main bedroom in unit 1. 1 x split system air conditioning unit to main living area in unit 2. 2 x TV points to unit 1 and 1 x TV antenna to unit 1. 2 x TV points to unit 2 and 1 x TV antenna to unit 2.
FLOORING	Premium rectified edge porcelain 300 mm x 600 mm tiles to all tile areas on the plan. Carpet to bedrooms.
KITCHEN	Kitchen benches: Base range manufactured 20 mm composite stone. Laminated fully lined kitchen cabinetry. Premium tile kitchen splash backs. Handles: Brushed aluminium or chrome (Devcon's Builders Range) Kitchen sinks: Stylus R150.1L Stainless steel 1175mm-1.75 LH bowl. Tap: Senza Gooseneck single lever sink mixer, chrome finish.

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CONSTRUCTION MATERIALS **INTERNAL** CONT.

KITCHEN APPLIANCES

UNIT 1:

Oven: Westinghouse Stainless steel 900mm fan-forced multi-function electric underbench oven.

Cooktop: Westinghouse Stainless steel 600 mm cooktop 4 burners

Rangehood: Stainless steel, pull-out 600mm canopy

Dishwasher: Westinghouse stainless

UNIT 2:

Oven: Westinghouse Stainless steel 600 mm fan-forced multi-function electric underbench oven

Cooktop: Westinghouse Stainless steel 600 mm cooktop 4 burners

Rangehood: Stainless steel, pull-out 600mm canopy

BATHROOMS

Mirrors: B/rooms & ensuites - full vanity length w/ chrome silver frame.

Basins: Como above counter white vitreous china with chrome waste, single tap hole.

Baths: Bambino 1510 white acrylic with chrome waste & senza fixed bath spout.

Shower bases: Tiled shower base with chrome waste.

Shower screens: Framed silver with pivot door and clear laminated glass.

Taps & Outlets: Senza single lever mixer, chrome.

Shower rails: Alto multi function rail shower.

Bathroom accessories: Meno toilet roll holders & Meno 600 double towel rail.

Toilet Suites: Harmony Nardini white vitreous china toilet suite with dual flush cistern and mini chrome cistern stop tap.

Benchtops: Laminate finish.

LAUNDRY

Sink/Cabinets: Everhardt Benchline 35 L slim single bowl stainless steel, with single lever mixer, chrome finish and mini washing machine stop taps.

Benchtop: Laminate finish.

STORAGE/SHELVING

Robes: Shelves (4) with hanging rails.

Walk in Robe: Shelves (4) with hanging rails.

Pantry/Linen: Shelves (4).

Broom: Shelf (1) - only on applicable floor plans.

Hinged Doors: Flush panel, 2040 mm high hinged door(s)

No Doors: Open shelving only where indicated (refer to drawings /plans) pantry, linen.

Broom: Flush panel, 2040 mm high hinged door(s).

Linen: Vinyl sliding doors.

Robes: Mirror sliding doors.

WINDOWS & DOORS

Roller blinds to windows and glass doors with block out fabric.

Sliding robe doors w/melamine inserts on one side with hanging rails.

Front door: Lockwood Entrance lever 4 symmetry with doorstops.

External Hinged Door: Entry set with deadbolt keyed alike to front doors.

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CONSTRUCTION MATERIALS INTERNAL CONT.

HOT WATER	Dux 250A1 Radiant 3.6kw Electric hot water system to each unit.
PAINTWORK	<p>Internal & external paint: selected from builder's standard range.</p> <p>Front door: Sealer undercoat with gloss top coats.</p> <p>Other hinged doors and sliding doors: Sealer undercoat with low sheen acrylic top coats.</p> <p>Woodwork & doors: (Including internal face of external doors) sealer undercoat with semi-gloss top coats (doors, skirting and architraves to be one colour only.)</p> <p>Ceilings: white.</p> <p>Walls: sealer undercoat and two top coats washable (one colour throughout.)</p>

EXTERNAL LANDSCAPING

Pine timber paling fence to all sides, with gates to both sides (or as per plan).
Fully turfed.
Stones to dead side of the house as per plan.
Garden to front yard with garden edging, plants and mulch.
Letterbox.
Clothesline fixed to fence or external wall.
Driveway, Porch & Terrace: Exposed aggregate, acid washed (refer to drawings/plans for coverage.)

LABOUR & RELATED TRADES

All related trades and labour for above areas and completion of the home.
Plumbing and drainage to home and internals.
Electrical, to home and internals, including circuit breakers and earth leakage devices, smoke detectors, down lights, ceiling fans.
Carpentry.
Roofing.
Plasterboard fixing and setting, waterproofing to all wet areas.
Tiling.
Flooring, carpentry, laminate system.
Painting
TV antenna including boosters.
