

SCHEDULE OF FINISHES

Construction of townhouses to Australian Standards, SSCRC development approvals and compliance with energy ratings. All colour schemes selected by a professional design consultant. Items contained in this schedule are **indicative only**. If any product is unavailable at the time of construction a similar product of equal quality will be selected and used without notice.

WHITE ANT TREATMENT	Termite treatment to AS3660.1-2000 to service penetrations and perimeter.
FOUNDATIONS & FLOORS	Engineer designed concrete slab system AS2870-1996. Upper level floors are timber with carpet underlay.
EXTERNAL WALLS	Engineer designed Fire party walls AS1530.4. Brick with render and Stria, FC sheeting and weatherboard to external walls as per plan.
INSULATION	60MM Anticon to main roof areas.
ROOF EAVES	Engineer designed pine trusses with Colour bond metal roof FC sheeting to eaves.
WINDOWS & SCREENS	Powder coated aluminium sliding windows and doors. Flyscreens to all aluminium openings. Window coverings to all aluminium openings.
INTERNAL WALLS	Pine frames to engineer's specifications.
INTERNAL LININGS	Finished ceiling heights 2400mm. Walls 10mm plasterboard. Wet areas 6mm villa board. Ceilings 10mm plasterboard. 55mm cornice throughout.
MOULDING	Skirtings 66mm x 11mm single bevel splayed profile. Architraves 42 x 11mm single bevel splayed profile.
DOORS	Internal swing doors redicote. Internal sliding doors satin chrome frames mirror fronts. Entry doors Exterior ducacote with translucent glass panels. Door furniture. Internal swing doors level passage sets. Internal cavity sliding doors flush pull sets. Entry door entrance set.
KITCHEN FITTINGS	Cupboards PVC edging doors and draw fronts. Stone bench tops - waterfall edge in 2 bedroom unit. Overhead cupboards to 2110 with bulkhead to ceiling. Sink 1.5 bowl SS sink/tap ware mixer.
KITCHEN APPLIANCES	Under bench oven, SS builders range. Ceramic cooktop builders range. Rangehood SS builders range. Dishwasher SS builders range.

SCHEDULE OF FINISHES CONT.

BATHROOM, ENSUITE & LAUNDRY FITTINGS

Shower screens aluminium frame clear laminate glass.
Vanity basin laminated cabinet laminated bench tops, drop-in basin.
Mirror frames width of vanity.
Towel rails double rail
Toilet roll holder.
Tap ware mixers, shower roses and spouts.
Toilet suites - white vitreous china dual flush.
Laundry tub - 35ltr skinny mini, mixer tap ware.

WET AREA TILING

Builders range ceramic tiles to wall and floor, see colour boards, waterproofing to Australian standards.

MAIN FLOORS

Builders range ceramic tiles to lounge, dining, kitchen, laundry. Carpet to bedrooms. See colour boards. Staircase - timber.

WARDROBES

1 Hat shelf with chrome hanging rail. Linen cupboard - 4 shelves.

BROOM CUPBOARD

1 Shelf

HOT WATER SERVICE

Off peak electric hot water unit.

ELECTRICAL

Electrical layout available upon request. Smoke detectors to Australian standards. Ceiling fans. Split system AC to all bedrooms and Living.

PAINTING

Two coat builders range paint, see colour board.

GARAGE DOOR

Colorbond motorised door with 2 x handsets.

EXTERIOR

Landscaped gardens.
Timber fencing 1800 pine.
Tiled balcony and terrace.
Driveways and entry exposed aggregate & plain concrete as per plan.
Clothes line.