

SCHEDULE OF FINISHES | STANDARD

SITE PREPARATION

Soil test and report, Engineering report, Survey report block to be cut and prepared for building, identify power sewer and water points, site setout and certification.

CONSTRUCTION

Floor: Raised steel frame construction on Reinforced concrete footings and slab for garage to Engineer's specifications.

External Walls: As per final plans

Roof: As per final plans and as per Engineers plan in accordance with N3 wind velocity standard.

Colourbond with warranty by Bluescope

Footings/Concrete slab: steel reinforced concrete slab to Garage in accordance with Engineer's design. Footings in accordance with Engineer's Footing Layout.

Exterior Cladding: 60mm Polystyrene plus panel rendered as per render system 300mm Shiplap and Vertical Axon

Two Coat Render System;

- Base coat - Ezycoat ECA Skim Render (Polymer modified rendered specified for EPS Cladding).
- 1.2mm FG Mesh bedded into base coat.
- Second coat - Full Acrylic texture Ezycoat Sand800 float finish.

Frame: Engineer designed and certified steel frame and steel trusse

Lining:

- 10mm Spanshield to all ceiling
- 10mm Wallboard to all walls
- 10mm Knauf Watershield to the wet areas
- 90mm Cornice throughout

TILING

Ensuite/Bathroom: Ceramic tiles to floor and skirting tiles to walls; tiled shower recess to a height of 2100mm; tile bath hob; plus feature tile

Toilet: Tiles to floor and skirting tiles to walls

Laundry: Ceramic tiles to floor, skirting and walls/splashback

Kitchen: Ceramic tiles to kitchen splashback to the height of wall cupboards

Dining/ Entry/ Living Area: Heavy Commercial Vinyl Plank Flooring - Davenport range by Belgotex Floors

Architraves and skirting: Splayed profile

ELECTRICAL

Connection to power supply and metre box

Light points:

- LED recessed down lights as per Electrical plan
- Outside weatherproof wall mounted external lights

Power points: Internally - one to each room and garage. All double power points in the following rooms: Lounge room / Living Area (3), kitchen (2), bathroom (1), ensuite (1), main bedroom (3), laundry (1), plus one in each other room as applicable.

Ceiling fans: One to each bedroom and one in living area.

Air-conditioner: Haig inverter reverse cycle split systems. 2.5 kW in the master bedroom and 5 kW in the Living area.

DOORS

Front Entry: External grade hinged feature painted door with aluminium frame

Rear Door: Sliding glass door with aluminium frame (as per plan)

Garage: B&D or Stratco Panellift hinged door with timber frame

Wardrobe: As per plan fitted with one overhead shelf, hanging rail and mirror sliding doors

Linen Cupboards: As per plan fitted with four shelves and interior feature doors

PAINTING

Walls: One coat Dulux undercoat and one coat Dulux products

Ceiling: Two coats Dulux Flat Plastic Ceiling White (or similar)

Internal Doors: Two coats Dulux Enamel (or similar)

Skirting: Two coats Dulux Enamel (or similar)

Downpipes: Two coats Dulux Solarguard (or similar)

Eaves etc: Two coats Dulux Solarguard (or similar)

TURNKEY INCLUSIONS LIST

GENERAL

Standard working drawings

Complete soil test and Engineer's report

All Council application fees including water connection and building application fees

Public liability insurance and QBCC insurance and/or equivalent

All site works and retaining walls as required

Engineer designed footings and slab

Slab penetrations and cold joints in accordance with Australian standards

Concrete foundation 'POD' system

Insulation 75mm roof blanket and R1.5 external to walls

Fully lined garages

Colourbond fascia and gutter

Aluminium windows with key locks

Glass sliding doors with mortice locks

Deadlock to front, rear and laundry doors and windows (unless glass sliding door is used)

Remote control Colourbond panel lift door to garage

EXTERIOR

Full turf to front and rear areas, river pebbles (or similar) to the sides of the home that receives limited or no natural sunlight

Feature garden beds to front yard with concrete edging, mature plants and fully mulched (or similar)

1.8m Colourbond fencing to allotment as required plus returns to house and single entry gate where applicable.

Broom finish concrete driveways

Broom finish concrete and timber patio/alfresco areas. Tiled front porch.

Fold down clothesline

Letterbox with street number

One outside tap in rear

Hot water service

INTERIOR

Full carpet in bedrooms and hallway; Vinyl planking in living area

Floor tiles to kitchen, laundry, bathroom/ ensuite, and toilet

Windows coverings to all windows except bathroom and toilet

3 Star rated products: dual flush toilet suites, cold water taps and showerheads

Hardwired smoke alarms to Australian standards

One telephone point

TV antenna and two TV outlets

Ceiling fan/lights to all bedrooms

100mm down light fittings to living area (or similar approved lighting)

Circular fluoro lights to kitchen and garage for energy efficiency compliance

LED recessed down lights as per Electrical plan

5.0kW Inverter reverse cycle air conditioner to main living area

KITCHEN

Double bowl stainless steel sink with flick-mixer tap

Stainless steel appliances: electric fan forced wall oven, electric cook top, and range hood.

Reconstituted Stone bench-tops

Doors and panels with 2mm dura-edge to doors

Fridge cavity, pantry (where shown on plan)

BATHROOM/ ENSUITE

1510mm bath

Vanity cupboards and drawer set

Separate shower with aluminum shower screens

Bathroom/ensuite mirror is width of vanity and to match height of shower screen

Flick-mixer taps in showers, vanities and bath

Chrome towel rail/s and toilet roll holder/s

Exhaust fan