

Metriton Inclusions

External

Foundation	Waffle pod concrete slab to engineer specifications
Alfresco	Under main roof, alfresco slab tiled and lined ceiling
Roof	Cement roof tiles from nominated builder's range with 38 × 38 battens and sarking
Bricks	"Austral Bricks" from nominated builders range
Fascia & Gutters	Colorbond fascia and gutters supplied & installed
Downpipes	90mm PVC down pipes from charged lines
Water Heater	Rinnai 26L/min External HWS (50Deg) B26N50
Recess Box	Recess box for hot water heater
Electrical Box	Recessed electrical meter box
Garage Door	Sectional overhead garage doors inclusive of two remote control handsets and one wall mounted handset. Size of garage door will depend on house design
Eaves	Eaves to house approximately 300mm to 450mm, excludes sections where walls extend out to fascia or zero boundary
Termite Protection	Flick guard supplied and installed by 'Flick Anticimex' to perimeter of the concrete slab, beneath brick piers and around plumbing pipes coming through the concrete slab

Framing

Wall Height	2590mm (ground floor) and 2400mm (first floor)
Frame Sizes	Wall Frame studs 90mm ground floor and first floor
Stud Spacing	600mm stud spacing to external walls
Truss Spacing	600mm roof truss spacing
Garage Step	85mm step down in garage (may change, determined by engineer)

Builder: _____ Client 1: _____ Client 2: _____

Kitchen

Bench Tops	20mm stone benchtop from nominated builder's range
Cupboards	Laminated cupboard doors from builders range with soft close hinges and shelves
Drawers	Laminated drawers with soft close (sizes will be determined once there are construction drawings)
Sink	Franke Onda Line 1160mm Double Bowl OLX621RHD
Handles	Handles from nominated builders range
Sink Mixer	Phoenix Arlo Goosneck 151731000

Appliance

Oven	Baumatic 900mm Dual Fuel Upright Cooker BAF90EG
Rangehood	Baumatic 900mm Canopy Rangehood GEH9023
Dishwasher	Baumatic 600mm Freestanding Dishwasher BMD14S

Bathrooms

Vanities	600/750/900/1500mm Polyurethane wall hung vanity with polymarble top (dependent on bathroom layout)
Shower Screen	900 × 900 × 2000mm semi frameless shower screen
Bath Spout	Phoenix Arlo 200mm wall bath spout
Shower Spout	Phoenix Vivid single shower on rail V685CHR
Shower/Bath Mixer	Phoenix Arlo shower/bath mixer
Basin Mixer	Phoenix Arlo basin mixer
Toilets	Evok back to wall suite with soft close seat EV100
Bath	Soul 1500mm rectangular freestanding bath BHY4751500RECT
Towel Rail Holder	800mm Phoenix Rarii double towel rail RA812CHR
Toilet Roll Holder	Phoenix Rarii toilet roll holder (1 per toilet) RA892CHR
Towel Holder	Phoenix Rarii towel holder (1 per vanity) RA893CHR

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Mirrors Polished edge mirrors (mirrors to suit vanities)

Laundry

Laundry Tub 40L Stainless steel laundry tub
Splash Back Tile splashback to the laundry tub from nominated builders range
Tap Ware Concealed washing machine connection within the laundry tub, vanity unit which is located under the laundry tub
Floor Waste Chrome floor waste metal square design
Sink Mixer Ivy sink mixer YS740CHR

Plumbing

Plumbing Plumbing system with separate line to service bathroom, en-suite & powder room
Gas Points 4 Gas points (1 cook top, 1 in living area, 1 to alfresco, 1 water heater)
Garden Taps 3 Garden taps (1 front and rear, 1 connected to water tank)

Wall & Floor Tiling

Tiles Tiles from nominated builders range
Floor Floor tiling to bathroom, en-suite, bathroom, separate WC, laundry (design dependent)
Walls 2.0m tiling to shower area and 1.2m to the perimeter of the bathroom/en-suite
Floor Waste Chrome floor waste metal square design
Splash Back Splash back tiling in kitchen from nominated builders range to go along where the bench is connected to the wall

Door

Entrance 920 × 2040 × 40 Entrance doors from nominated builder's range
Internal Hume flush panel doors throughout
Laundry 820 × 2040 × 40 Hume XF3 laundry door (Clear glass panel)
Sliding Door Aluminum sliding door from "Wideline" standard builders range keyed alike

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Door Furniture

Entrance Lock	'Lane Touch Plus' Westminster satin chrome double cylinder deadlock
Internal handles	'Lane' 65mm from nominated builder's range
Laundry Lock	'Lane' 60-70mm Avalon satin chrome plated entry lock to laundry door
Bathroom	'Lane' Privacy to bathrooms from nominated builder's range

Window

Windows	Windows, and sliding doors powder coated aluminum frame with clear glass, colors from builders standard range
Frosted	Frosted glass to bathroom, en-suite & W/C windows
Keyed	Windows and sliding door locks to all openable windows

Paint

Exterior	Dulux all weather exterior acrylic (2 coat system)
Internal	Dulux trade throughout house (3 coat system, includes sealer)
Ceiling	Ceiling and cornice (3 coat system, includes sealer)
Woodwork	Woodwork and door paint Dulux semi-gloss enamel (2 coat system)

Electrical

Kitchen	4 LED down lights to kitchen area 2 White double power points on splash back 1 white single power point for oven and dishwasher 1 White single power point for fridge 1 White single power point for range hood
Bedroom	1 Double power point to bedroom 1 Oyster light with shade
Master	2 Double power points 2 Oyster light with shade (1 main room and 1 walk in robe) 1 TV point & Phone point

Builder: _____ Client 1: _____ Client 2: _____

Living Area	2 Double power points 1 TV point & Phone point
Alfresco	1 External double power point
Smoke Alarms	Hard-wired smoke detectors with battery back up
Bathroom	1 Double power point 2 Heat bulbs IXL's with light and exhaust fans
Air-conditioning	1 Actron ducted air-conditioning unit

Internal

Architraves	66mm × 16mm pine architraves and skirting (square profile)
Shelves	Melamine shelving and hanging rail to robes, 3 shelves to linen and pantry
Insulation	Supply and install R2.5 rated insulation batts to exposed roof ceilings (excludes any garage, patio, balcony and alfresco ceiling). R1.5 rated insulation batts to external walls of house area (excludes external garage walls, includes garage/living common internal wall)

Internal Linings

Living Area	10mm plaster board to ceiling and walls
Garage	Plaster board lined brick veneer finish to garage (design dependent)
Cornice	90mm cove cornice, except robes, cupboards and pantries which is 55mm

Flooring

Carpet	Carpet and underlay to all first-floor areas (excluding wet areas), from nominated builder's range
Tiles	Tiles to kitchen area, entrance, alfresco, porch and wet areas from nominated builders range
Laminate Floor	Laminate timber flooring to ground floor (excluding garage and wet areas) from nominated builder's range

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Landscaping

Drive Way	Concrete driveway and concrete pathway as per DA plans
Landscape	Light landscaping to front, with turf front and back
Fencing	Colorbond fencing which includes 2 gates or 1 gate if zero boundary
Letter Box	Colorbond letter box and numbers from nominated builders range
Clothesline	Clothesline from nominated builder range
Water Tank	3000L slim line water tank

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