

NORBRICK HOMES

Upgrade inclusion list

1. **Ceiling height**
 - 2.7m ground floor
 - 2.7m first floor
2. **External brick allowance**
 - \$900 per 1000 bricks
3. **Structural timber**
 - 90x45mm untreated timber
4. **Roof finish**
 - Terracotta roof tiles
 - Colourbond roof optional
5. **Windows**
 - Aluminium windows single clear
 - Flyscreens with metal mesh
6. **Garage door**
 - Colourbond colour panel lift door with 2 remotes with 1 wall remote
7. **Garage floor**
 - Tiled finish
8. **Plasterboard**
 - 10mm gyprock lining to walls
 - 13mm gyprock lining to ceilings
 - 90mm three step cornice throughout the house
9. **Painting**
 - Paint ceilings with 1 under coat and 2 flat coat system
 - All paint in white colour finish
 - All door jambs, architrave and skirting with gloss finish
 - 3 feature walls
10. **Built-in Wardrobes, Pantry, Linen**
 - All bedrooms robe fitted with glass sliding doors with a set of 3 draws system with three separating white melamine shelves and 1 x hanging rail
 - Linen will be fitted with 4 x shelves
 - Walk-in pantry (WIP) 4 x shelves
 - Master room walk-in robe (WIR) – fitted with 1 x robe colour melamine and remaining space will be hanging rail

11. Front doors, internal doors & front door lock

- Front door-height 2340 with allowance \$750
- Internal doors-internal doors with 2340 height
- Front door lock allowance \$300

12. Internal fixings

- All Architrave to be 90mm half splash back
- All Skirting to be 90mm half splash back

13. Kitchen appliances

- 900mm westing house gas cooktop
- 900mm westing house canopy
- 60cm westing house oven
- Westing house dishwasher

14. Kitchen joinery

- main kitchen and island stone with two water fall
- 40mm the remaining kitchen – subject to final kitchen plan
- Quality laminated or polyurethane doors to kitchen cabinets
- Overhead cupboards
- Kitchen cabinets with white internals soft close
- Figure pull Soft closer draws
- Double bowl kitchen sink, with mixer tap

15. Floor coverings-rooms & upper floor

- Timber laminated flooring

16. Ducted air condition

- Daikin 14kw
- 4 zones
- 4 liner grills in living and family area and rest standard round grills

17. Bathroom & Ensuite vanities, bath and tap ware

- Wall hung vanity with 40mm stone with frameless mirror
- Vanity Basins in colour melamine or polyurethane to bathroom & Ensuite.
- Black colour accessories per bathroom
- 1 x black toilet roll holders
- 1 x black double towel rails.
- 1x black towel ring.
- Smart floor wastes (with tile).
- Shower Screens – contour shower screen. 1000x1000 according to plans
- Black Shower rail to all bathrooms
- Wall mixer tap to all showers and bathtub
- 3 in 1 IXL – in Ensuite and Bathroom
- Bath – 1600mm bath (white or black colour)
- W.C. Suites (white)
- Mixer taps to all vanities

18. Laundry cabinets and tapware

- Laundry tub with mixer tap
- Overhead cupboards with tile splashback
- Washing Machine plumbing hot/cold taps
- Skirting tiles to floor

19. Tiling

- Ground floor-600x600 allowance-\$22
- Bathroom floors-PWD,ENS, common bathroom 300x300-allowance-\$22
- Bathroom walls- only wet area- 300x600-allowance-\$22

20. Electrical inclusions

- **Ground floor**
 - 30 x LED downlights
 - 1 x LED fluorescent
 - 18 x double power points
- **First floor**
 - 25 x LED down Lights
 - 18 x double power pints
 - Two way switch at stairs
- **External lights and feature lights**
 - 3 x pillar porch lights
 - 4 x security lights front, back and both side walls
- **Other electrical part**
 - Safety switch
 - 3 TV point
 - 4 data point
 - 1 TV antenna
 - Smoke detectors
 - Waterproof single power point- 3 switch
- **Exclusions**
 - No pendant lights but 3 points
 - No fan points and 4 fans
 - No LED RGB lights and but points will be provided

21. Security inclusions

- 1 intercom with option of 2 video monitor options
- Alarm system with 4 x motion sensors

22. Stairs

- Mdf stairs with glass balustrade
- Laminated timber finish stairs

23. Gas points

- 2 x gas cooktop
- 1 x gas hot water system
- 1 x gas point to living