



STANDARD INCLUSIONS

Preliminary

- *Plans, specification & contract documents*
- *Professional colour selection*

Base

- *M Class conventional concrete slab system 600mm x 300mm trenches 3 bar L11 F72 top mesh.*
- *Termite treatment*
- *Site fall up to 600 mm over building area.*

Service & Drainage Connections

- *Electricity, gas & water connections to 5 m setback*
- *Telephone connection to 5m setback*
- *Sewer & stormwater connections to 5m setback*

Facade

- *Signature facade package including rendered features.*

Exterior

- *2700mm ceiling height including upper floor of two storey homes*
- *450mm eaves to dwelling and garage.*
- *Austral bricks from Builders Cat 1 & 2 selection.*
- *Steel lintels and brickwork to all external openings (unless noted on plans)*
- *Boral cement roof tiles from Builders cat 1&2 SELECTION, Traditional profile.*
- *A & L aluminium windows with keyed locks.*
- *Flyscreens to all opening windows.*
- *Lockwood Nexion Vision external door furniture to entry.*
- *Colorbond fascia, gutter and downpipes.*
- *Front and rear garden taps.*

Garage

- Sectional overhead panel door in a choice of colours and profiles including colorbond and timber grain finishes.
- 3 remote controls including wall switch.

Plaster

- 90 mm cove cornice throughout dwelling and garage.

Interior finishes

- Flush panel doors throughout (2040 high).
- Privacy locks to bathroom and WC.
- 85 X 18mm skirtings and 67 X 18mm architraves (bevelled).
- Gainsborough door handles.

Robes and Wardrobes

- Walk in robe to master bedroom with long and short hanging rails plus tower unit with build in drawers and shelving and to all other bedrooms single melamine shelf with hanging rail.
- Linen cupboard with 4 melamine shelves (design specific).

Kitchen

- Base cupboard and overhead cupboards in a choice of finishes from Builders laminex gloss ranges and Matt & Textured thermoformed vinyl in Style 1 profiles.
- 6 Pot drawers to kitchen cabinets.
- Stone bench tops with 40mm edge from Builders range.
- Built in/walk in pantry with 4 melamine shelves.
- Choice of Technika cooking packages comprising:
 - 900mm Technika TU950TME8 upright stove.
 - 900mm FHEE96A9S Glass Range hood.
- Stainless steel dishwasher VDW6SS-4.
- Choice of LASER EDGE 1 ¾ inset sink RHB 1080 S/S.
- Water provision to fridge space.
- Star fire glass splashback to kitchen.

Laundry.

- Base cupboards in a choice of finishes from Builders Laminex category 1 & 2 ranges including gloss and matt and textured thermoformed vinyl in style 1 profiles with Posh Solus ssf/rim Trough 45 litre W/Bypass.

Ensuite, Bathroom, Powder & WC.

- Base cabinets and overhead cupboards in a choice of finishes from Builders Laminex category 1 & 2 ranges including gloss and matt and textured thermoformed vinyl in style 1 profiles.
- Mizu 1700 tap ware including basin, bath & shower mixers from the following ranges: Mizu 1700.
- Posh Bristol Rail Shower 5 function C/P hand showers to ensuite and bathroom.
- Choice of Porcher VC vanity basins.
- Recessed tile shower bases to ensuite and bathroom.
- Porcher Architecture U back to wall close coupled toilet suites with chrome fittings and soft close seat
- Pivot premium semi frameless shower screen to ensuite.
- E2000 semi frameless shower screen to bathroom.
- 1100 high mirror to full width of ensuite vanity.

Hot Water Service

- High efficiency solar boost system with 200L storage tank on ground with 26 L/M continuous flow gas booster.

Heating

- Bonaire 14kw (size and design specific)

Insulation

- R2.2 batts to walls and R4.0 to ceilings. *All standard designs achieve 6 star rating>

Electrical.

- LED down lights to living areas.
- Fluorescent strip lights to garage.
- Clipsal Double Power Points throughout.
- TV points (2) and Phone point.

Painting

- Dulux Premium low sheen acrylic to interior walls.
- Dulux Gloss enamel to trim and doors.

Wall and Floor tiling.

- Tiles from Simon Builders range to all wet areas and kitchen.
- Wall tiling to 1.2 high to ensuite and bathroom

Carpet

- Quality carpet from Signature range to all remaining areas.

Client Signature :

Date: