

What other builders call extras we call standard.

With a total focus on quality workmanship, we also insist on quality inclusions throughout.

#### 25 YEAR STRUCTURAL GUARANTEE.

- Defects related to structure & design.
- 6 year home owners warranty.

#### EARTHWORKS.

- Cut or fill to 300mm maximum block gradient.
- Stable site – soil type.

#### BUILDING DESIGN & APPROVAL.

- Work with our professional draftsman. (Our plan or yours).
- All designs have 6 Star Energy Efficiency Rating. (Changes to design will need reassessing).
- All fees for local authority approval including public risk & contract risk insurance.
- 60mm foil/wool bonded insulation under roof sheeting.
- R 2.0 acoustic batts where bathroom, bedrooms adjoin living area.

#### CEILING HEIGHTS.

- 2550mm throughout home - 2200mm joinery height.

#### ROOFING.

- Cyclone resistant roof battens.
- Corrugated sheeting – Colourbond standard colour range.
- Concrete roof tiles – Standard Boral range.
- 22.5 degree roof pitch & 600mm eaves.

#### PORCH & ALFRESCO.

- Grey concrete floor.
- 2550mm plasterboard ceiling with eave stepdown.
- Up to 4 light fittings & double weatherproof power point in alfresco.

#### TERMITE PROTECTION.

- Kordon barrier- All penetrations & full external protection.

#### GARAGE.

- Pine ridge fibre cement to walls. (Or similar product).
- B & D sectional remote controlled garage door - 2200mm high.

## WINDOWS.

- Standard colour range aluminium 5mm tinted glass windows & sliding doors – Locks to all sliding doors.

## BRICKS.

- Face clay bricks up to \$750 per 1000.
- Laid in natural mortar with raked finish.

## CONNECTIONS.

- Water, Telstra, underground power, sewerage & stormwater connection to 900 square metre maximum block & 6 metre maximum setback.

## WALL FRAMES.

- 90mm external – 70mm internal.

## HOT WATER.

- 315 litre Dux heat pump or 300 litre Dux 2 panel solar unit.

## PAINTING.

### INTERNAL – 3 COAT SYSTEM.

- Walls – Premium low sheen acrylic / Ceiling – Premium ceiling flat / Skirtings , doors , architraves , & jambs – Premium gloss enamel.

### EXTERNAL.

- Front entry door – Gloss enamel or Sikkens product on clear / Soffits & woodwork – Premium low sheen acrylic.

## DOORS.

- Hume Newington entrance door range with matching sidelight (clear glazed).
- Tri-lock security to entrance door.
- 2360mm X 1200mm self closing pivot entrance door from aristocrat range. (Option available).
- Hume flush panel internal door 2040mm high with catches.
- Door furniture from Lemaar range.
- Raven door seal to external door/s.

## ELECTRICAL.

- Meter box position nominated by builder. All relevant safety switches & circuit breakers in meterbox.
- 2 double powerpoints in each bedroom, living & dining areas. 1 double powerpoint to fridge, microwave , rangehood & dishwasher.
- Hardwiring to smoke alarms , cooktop & oven.
- Exhaust fan provided where ventilation is needed.
- Fluorescent 17W downlights. (Amount required is specified by builder).
- 1 double spot light on sensor.
- 2 TV points & 2 phone points.

## ROBES.

- Bed 1 – W.I.R , 2 , 3 , 4 & or study.
  - 1 melamine shelf & hanging rail with a 3 shelf bank at one end. Sliding vinyl finish doors.
- Linen
  - 4 white melamine shelves. Sliding vinyl finish doors.

## BATHROOM , ENSUITE & POWDER ROOM.

- Laminate post form benchtop chosen from standard range.
- Laminate doors in standard colour range with 2mm matching edging. White melamine carcass lining.
- Choice of vitreous china counter top basin with chrome plug & waste.
- Laminated clear glass semi-frameless shower screen 2000mm high with pivot door.
- Semi-frameless mirror positioned on tile splashback above vanity.

## TAPWARE.

- Bath set with spout & mixer on wall.
- 1 pillar mixer per basin
- Porcelain close coupled toilet suite.
- Hand held shower rose with rail & shower mixer.
- Choice of quality bath.

## ACCESSORIES.

- Towel rails, hand towel rails & toilet roll holders where applicable.
- All tapware & accessories can be chosen from Builders Selection.

## WET AREA WALL & FLOOR TILES.

- Choose your own tiles – Up to \$35 per square metre.
- Tile areas include Bathroom, Laundry, Powder Room, Ensuite & WC.
- 200mm high skirting tile, shower hob tiles & shower walls to 2100mm high.

## FLOOR COVERINGS.

- Tiles to \$35 per square metre &/or carpet to \$150 per lineal metre.

## KITCHEN.

- 20mm manufactured stone benchtop with square edges.
- Overhead & underbench cupboards where applicable & up to 3 pot drawers.
- Laminated kitchen with 2mm matching edging.
- Cabinet handles.
- Microwave, Electric oven & Dishwasher provision.
- 1 pillar mixer mounted on sink.
- 1 ¾ stainless steel sink.

Kitchen & accessories chosen from Builders Selection.

## APPLIANCES.

- 600mm Westinghouse fan-forced single oven. (POP667W/S)
- 600mm Westinghouse cooktop. (PHP284U)
- 700mm intergrated rangehood. (EFG750X/A)

## DRIVEWAY.

- Grey concrete driveway to 6 metre maximum house setback.
- Pathway from driveway to porch.

## LETTERBOX.

- 470mm X 350mm X 1000mm brick letterbox with natural mortar & raked finish.

## CLOTHSLINE.

- Retractable wall mounted near laundry.

## NO EXTRA COST OPTIONS

- BEAM TYPE DUCTED VACCUM SYSTEM WITH 3 OUTLETS.
- DISHWASHER OF YOUR CHOICE
- INDUCTION OVEN & COOKTOP TO BUILDERS SELECTION