

EXTERNAL

- M class wafflepod construction as designed by a qualified structural engineer
- Engineered and certified 2440mm high ceiling frames, beams and trusses
- Non-chemical termite treatment to perimeter
- Face brickwork from standard builders range
- Concrete roof tiles from standard builders range
- Aluminium windows with keyed locks throughout, plus obscure glazing to bathroom windows (as per design)
- Timber entry frames
- Colorbond metal fascia and gutter
- Sectional Colorbond door to standard widths and colours
- 2,000 litre water tank including pump and connection (only in non-recycled area) and as per BASIX
- Garden taps to front and rear of home

INTERNAL

- 2440mm ceiling height to ground and first floor on double storey home
- 300mm deep floor joists to first floor on double storey home
- 90mm cornice cove throughout
- 10mm plasterboard to internal walls and ceiling & 6mm villaboard or equivalent to wet areas
- Internal staircase with carpet grade treads & risers, paint finish newel posts & handrail and black wrought iron railings on double storey home
- 66mm bevel profiled solid pine skirting and architrave
- Walk-in robe to master bedroom and built-in robes to bedrooms with fixed top shelf and chrome hanging rail
- Linen cupboard location as per plan with fixed shelving
- Plasterboard lined garage and painted finish to garage walls and ceiling

KITCHEN

- Architecturally designed kitchen layout to suit selected home design
- 600mm stainless steel fan forced multifunction oven
- 600mm stainless steel gas cooktop (subject to gas availability)
- 600mm stainless steel integrated recirculating rangehood
- Moisture resistant melamine faced board cabinets
- Melamine LPL door cupboards and end panels with PVC edge in an extensive range of colours
- 3 x drawers with cutlery or utensil tray
- Select chrome handles from standard builders range
- 1 3/4 stainless steel bowl sink
- Chrome sink mixer from standard builders range

LAUNDRY

- 45 litre freestanding stainless steel tub with metal cabinet
- Chrome finish tapware to laundry tub and washing machine from standard builders range
- Chrome finish floorwastes throughout
- Certified waterproof treatment to perimeter

BATHROOMS

- One piece acrylic moulded white top with one tap hole (subject to design)
- Melamine LPL doors and ends with PVC edge
- Acrylic bath to suit bathroom layout from standard builders range (1500mm subject to design)
- Vitreous china close-coupled suite
- Framed chrome shower screens with clear safety glass
- Select chrome finish accessories from standard builders range (1 x single towel rail, toilet roll holder, soap holder)
- Frameless polished edge mirror to width of vanity
- Ceiling exhaust fan ducted into ceiling space to wet areas only where no window is provided
- Chrome finish floorwastes throughout
- Certified waterproof treatment to shower recess, floor and wall perimeter

TILING

- Extensive range of floor and wall tiles to ensuite, bathroom and skirting to powder room and laundry. 2000mm to shower height and 400mm over bath
- Kitchen splashback tiles to underside of overhead cupboards at 600mm high
- Laundry splashback tiles to laundry tub 1-2 rows high (above tub)

INSULATION

- R1.5 thermal insulation batts to external cavity walls of living area, excluding garage and subject to BASIX
- R3.0 thermal insulation batts to roof space under roof tiles in living areas, excluding garage and subject to BASIX

ELECTRICAL

(REFER TO DETAILED ELECTRICAL PLAN FOR LOCATIONS)

- One ceiling light point batten per room
- Double powerpoints to bedrooms and living (one per room) with single powerpoints to dedicated appliances
- One television outlet to living room
- One telephone outlet to living room
- Hard wired smoke detectors with battery backup as per design
- One RCD safety switch in meter box
- One "two way" light switch for entry hallway lighting and one for staircase on double storey home

DOORS AND DOOR FURNITURE

- External front entry door from standard builders range
- Flush panel hinged doors to all internal doors, robes and laundry
- Aluminium sliding doors with keyed locks
- Front entry lever security set from standard builders range
- Internal lever passage set from standard builders range
- Fixed levers for robes from standard builders range
- Security lock for laundry door from standard builders range
- Privacy locks to master bedroom and main bathroom
- White PVC door stops to all required internal doors

PAINT

- Washable 2 coat wall paint system to all internal walls
- Gloss paintwork to all internal woodwork
- Flat acrylic white paint to ceiling
- All-weather acrylic paintwork to exterior of home where applicable

UTILITIES AND SERVICES

- 26 litre gas hot water system subject to availability of natural gas
- Single phase underground electricity service to single phase metre box
- Natural gas, water and sewerage services connection
- One internal/external gas bayonet subject to availability of gas

BUILDING INCLUSIONS

- Six year structural warranty period
- 90 day maintenance period from practical completion date
- Tender period based around land registration date
- HIA new home building contract
- All insurances including construction and public liability
- Water authority application fees
- Home Owners Warranty Insurance
- Structural engineer design based on "M" classification concrete slab
- Site contour survey by a registered surveyor
- Ident survey by a registered surveyor
- BASIX and Natethers energy assessment reports
- Appointments with our relevant colour studios, with design consultants offering a personalised service for your colours, finishes and selections
- Compliance certificates for slab, frames, trusses, beams, waterproofing, termite protection, glazing, electrical and smoke detectors
- Home owners manuals for appliances, select fixtures and fittings, compliance certificates and warranties

