

STANDARD INCLUSIONS

CONSTRUCTION:

FOOTINGS:	Concrete slab Engineer Designed.(up to class H)
FRAME:	Timber wall frame & roof Trusses.
CONNECTIONS:	Service connections of Electricity, water supply, Sewerage system & Stormwater drains, Excludes gas supply & telephone Consumer account opening fees.
PLUMBING:	External water taps-1 to Front & 1 to rear.

EXTERNAL FEATURES:

BRICKS:	Clay bricks (wire cut) from Builders range.
RENDER:	Feature render to front façade Only (house specific)
ROOF TILES:	Concrete roof tiles (colour on)
FRONT ENTRY DOOR:	Predetermined with façade Choice (builders range) and Includes weather strip, and Entrance lockset.
WINDOWS:	Aluminium windows & sliding doors.
GARAGE:	Remote control Panel Lift garage door under main Roofline (2150mm nominal Height) includes plaster Ceiling, 75mm or 90mm cove cornice, Pedestrian door to rear (house Specific) concrete slab floor
DRIVEWAY:	Coloured concrete driveway

APPLIANCES:

OVEN:	Stainless steel 600mm (builders range)
COOK TOP:	Stainless steel 600mm (builders range)
RANGEHOOD:	Stainless steel 600mm (builders range)

CABINetry:

CABINETS:	Fully lined laminated cabinets with overhead cupboards to Kitchen
BENCH TOPS:	Laminated with square edge
HANDLES:	Cabinet handles from builders Selection.

KITCHEN:

SINK:	Stainless steel sink with 1 ¾ Bowl
TAP:	Single lever mixer tap in Polished chrome.
DRAWERS:	Bank of 4 Drawers with cutlery Insert to top drawer.
LAUNDRY:	
TROUGH:	45Litre stainless steel trough With cabinet and bypass.
TAPS:	Chrome flick mixer to laundry.
STORAGE:	
MASTER BED ROBE:	One melamine shelf with Chrome hanging rail.
BEDROOM ROBES:	One melamine shelf with Chrome hanging rail.

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INTERNAL PAINTWORK:

WOODWORK & DOORS :	Gloss enamel on doors Skirtings & architraves (one Colour). Two coat application System.
CEILINGS:	Flat acrylic (one colour Throughout).two coat Application system.
WALLS:	Washable acrylic (one colour Throughout) two coat application System.

ELECTRICAL:

POWER POINTS:	Double power points Throughout (excluding Dishwasher provision & fridge Space).
INTERNAL LIGHT POINTS:	Fixed batten holders as per Electrical plan.
EXTERNAL LIGHT POINTS:	Fixed batten holders(weatherproof)
SWITCHES:	Wall mounted white switches
TV POINTS/PHONE:	Two TV Points including 5metres of coaxial cable to Roof space. Telephone point to kitchen.
SAFETY SWITCH:	RCD safety switch & circuit breakers to meter box.
SMOKE DETECTORS:	Hardwired with battery backup.
EXHAUST FAN:	Above showers.

HEATING & HOT WATER:

HEATING:	Ducted heating to bedrooms & living areas. Unit installed in Roof space with digital manual thermostat
HOT WATER:	gas hot water service (external)

ENERGY EFFICIENCY FEATURES:

WALL INSULATION:	As per energy rating report (wall batts with sisalation)
CEILING INSULATION:	As per energy rating report. (pump in)

INTERNAL FEATURES:

CEILING HEIGHT:	2400mm nominal height
DOOR HANDLES:	Polished chrome levers. Plastic door stops.
SKIRTINGS:	67×12mm skirtings
ARCHITRAVES:	67×12mm architraves.
CORNICE:	75mm cove cornice throughout.
PANTRY/LINEN:	Melamine shelves

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BATHROOM & ENSUITE:

VANITIES:	Slimline vanities with kickboard ceramic china top gloss white colour
BATH:	1510mm bath in white
SHOWER BASE:	900mm white polymarble with matching waste.
SHOWER SCREEN:	Framed shower screen-1850mm high with clear Safety glass & pivot door
MIRROR:	Fixed mirrors with polished Edge.
TOILET:	Vitreous china toilet pan & Dual flush cistern in white.
TAPS:	Tap ware in polished chrome from builders range.

WALL & FLOOR TILING:

WALLS:	Ceramic wall tiles from builders Standard range to kitchen, Bathroom, ensuite & laundry. tile trims to bath hob
FLOOR:	Ceramic floor tiles from builder's standard range to bathroom, ensuite, Laundry, WC, Kitchen, meals and entry.
SKIRTING:	Skirting tiles to wet areas.

EXTERNAL PAINTWORK:

FRONT DOOR:	Gloss enamel paint. Two coat Application system.
WOODWORK:	Weatherproof acrylic. Two coat Application system.
EXTERNAL CEILINGS:	Weatherproof acrylic. Two coat application system

FLOOR COVERINGS:

CARPET:	Selection of colours from Range' to bedrooms hallways and family/living room.
FLOOR TILES:	Ceramic floor tiles from builders Standard range to kitchen and meals and entry.

