

## STANDARD INCLUSIONS

- Plans, Specifications, Soil Tests, All Relevant Permits, Insurances and Building Agreements included.
- QBCC Home Owner's Warranty Certificate.
- 12 Month Maintenance Period following Completion.
- 6 Year Structural Warranty.
- All Service Connections Based on 400sqm block, 6m Setback and up to 300mm Fall.
- "M" Class Waffle Slab on Level Site.

## EXTERNAL FINISHES

- Standard Facade
- Face brick veneer external walls/weatherboard cladding
- Colorbond custom orb roof as per plans & project specifications
- Colorbond fascia & gutter
- 2.44m internal ceiling height
- 450mm eaves
- 820 Hume Newington XN5 Clear Glass Front Entrance Door
- Aluminium powder coated windows & sliding doors
- Satin or Chrome front door lockset
- Panel garage door with two remotes
- 90mm PVC down pipes
- Termite barrier to meet Australian Standards
- Doorbell
- Concrete Driveway from Garage up to 50m2 in plain concrete
- Porch and Alfresco in plain concrete

## INTERNAL FIXINGS

- Aluminium framed vinyl sliding wardrobe doors
- Satin or Chrome lever internal door handles
- Skirting & architrave painted in gloss finish (splayed)
- 10mm plaster board & 90mm cornice painted in low sheen finish
- 6mm Villaboard in wet areas
- Flush Panel doors to internals
- Cushion Door Stops (white)

## KITCHEN

- 20mm engineered stone bench top
- Laminate kitchen cabinet doors and drawers including handles
- Cabinet height 2.1m
- Stainless steel 60cm oven
- Stainless steel dishwasher & provision, including water & power point
- Stainless steel 60cm slide-out range hood
- Chrome sink mixer
- Stainless steel sink
- Tiled splash back
- Stainless steel 60cm cooktop
- Built in Pantry or as per the plans & project specifications

## LAUNDRY

- External swinging door (where applicable) / clear glass with stainless steel lockset
- Steel stand-alone laundry cabinet with stainless steel tub
- Chrome mixer
- Ceramic tile splash back
- Wall mounted clothesline (as per plans)

## BATHROOMS, ENSUITES AND WATER CLOSETS

- Vanities with post form laminate tops with matt laminate cupboard doors & drawers including handles
- Frameless, polished edge mirror to width of each vanity
- Chrome shower, bath, & basin mixers
- Chrome shower head & bath spout
- Ceramic close-coupled toilet suite
- Chrome double towel rail and toilet roll holder
- Semi-framed glass shower screen with pivot door
- Acrylic moulded bath
- Ceramic soap holder in shower
- Ceramic tile splashback, skirting, & shower recesses
- Ceramic feature tile
- Ceiling exhaust fans

## FLOOR COVERINGS

- Ceramic floor tiles in kitchen, family, meals, entry, linen cupboards, & all wet areas. Hallways shall be as indicated on plans
- Carpet in bedrooms, wardrobes, 2nd living area (where applicable), & internal staircase (where applicable)
- Garage floor to be plain trowelled concrete

## ELECTRICAL

- 6.3kw reverse cycle split system inverter air conditioner as indicated on plans
- Energy efficient lights to all areas & Fan light combinations to bedrooms.
- Exhaust fans to bathrooms
- Fluorescent light in garage
- 2 x Telephone points
- TV antenna for up to 2 hard wired TV points
- Electric off peak hot water system
- External lights to front porch, alfresco and external wall of laundry area
- NBN termination box with one data point USB Port to Kitchen
- 2 double power points to kitchen & Bedroom 1. One double power point to all other rooms.
- Single power points as required (as per electrical plan)

## ENERGY EFFICIENCY

- Ceiling insulation in main roof area excluding garage, alfresco, & porch
- Sisilation wrap to external walls
- 6 Star Energy Efficiency Rating Report

## WINDOW TREATMENTS

- Roller blinds to all windows and sliding doors excluding wet areas
- Security screens to front and alfresco door
- Fly screens to all openable windows

## BONUS LANDSCAPING PACKAGE (up to 405m2 block)

- Feature garden at front of property with mixture of mature trees, shrubs & ground covers
- Front & rear Garden Taps
- Turf to remainder of property (exclu. council footpath)
- Metal letterbox
- Fencing sufficient to complete property with access gates as indicated on plans