

Standard Inclusions

- 6 Star Energy Rating appraisal only
- Engineer designed slab up to **H2** class Slab with Bored piers to perimeter
- Reticulated Termite Barrier
- Soil report & survey from Independent Geotechnical Engineers
- Site works are based on 300mm of fall (front to back or back to front or side to side)
- Removal of spoil included, Removal of rock from out of ground and off site NOT included
- Underground power
- Connection of services – Water mains, gas supply, sewer & stormwater connection, conduit for telephone (all connection points to be within boundary)
- Builders' Warranty Insurance
- Building permit & associated application fees
- Developer approval applications (where required)
- Fixed price contract excluding removal of rock (Subject to soil test)
- 25 year structural guarantee
- 6 month maintenance inspection

Framing

- Pine Timber framing according to Australian standards
- 2590mm wall height
- Truss roof according to manufacturer's details
- Roof pitch 22.5°
- Eaves to front

Roofing

- Cement roof tiles from builders' standard range

Brickwork

- Category 1,2 and 3 Builder range bricks

External

- Colourbond fascia, gutter & downpipes

Insulation

- Up to including R2.5 to walls R3.5 glass wool batts to ceilings

Garage

- Colourbond sectional garage door with remote control to front, as per plan
- Render to front of garage

Plasterboard

- Internal plasterboard lined walls & ceilings
- Water resistant plasterboard to wet areas
- 75mm Cove cornice throughout

Front Entry

- Front entry feature door with clear glass based on facade design Newington builders range
- Corvan Entry Lock to front door house to garage door rear garage door and laundry door where required

External Doors & Windows

- Aluminium powder coated sliding doors & windows including locks
- Aluminium flyscreens to openable windows
- Security door to front entrance/Alfresco/Laundry (Stacker door not included)
- Weather door seals as per 6 Star
- Brick infill above all windows

Appliances

- 900mm Freestanding Stove (As per plan)
- 900mm Glass Canopy Rangehood (As per plan)
- Dishwasher – Stainless Steel

Kitchen

- 20mm Reconstituted stone benchtop, laminate cupboards & drawers as per plan (no shelf underside of sink)
- 1 ¾ bowl stainless steel kitchen sink
- Curve, swivel kitchen mixer chrome

Laundry

- 45 Litre stainless steel laundry trough with cabinet & bypass
- Single chrome flick mixer tap to laundry tub
- Chrome washing machine stops

Bathroom / Ensuite / WC

- 20mm Reconstituted stone benchtop, cupboards as per plan
- Chrome flick mixer to basins & bath

- Vitreous china white vanity basin with polished edge mirror
- Vitreous china pan & cistern dual flushed white toilet suite with self-closing lid
- Bath as per plan
- 900mm x 900mm tiled shower recess with tiled shower base with semi frameless shower screen or as per plan
- Adjustable Shower rail/ mixer
- Two light Heat Lamp/ Exhaust fan
- Double Towel rail & toilet roll holder (Chrome finish)

Ceramic Tiling

- Standard builder's range ceramic floor tiles (straight laid) to entry, Ensuite, bathroom, WC, laundry, kitchen, meals & family (refer to plans)
- Kitchen tiles to splash back
- Tiled skirtings to wet areas
- Feature tile strip to shower wall ensuite/ bathroom
- Floor tile/Laminated flooring as per plan

Carpet

- Standard builder's range carpet & underlay to bedroom and lounge room as to plan

Internal Doors / Architraves / Shelving

- Flush panel hinged doors with chrome door stops with chrome lever door handles, privacy to toilet/bathroom
- Flush panel hinged doors to linen & pantry with standard chrome lever door handles as per plan
- 67mm x 18mm MDF primed skirtings & architraves
- Melamine to all shelving as per plan

Electrical

- 2 x Safety switches
- Hardwired smoke detectors as per plan
- 2 x TV points to roof space (cable to roof space)
- Tv antenna
- 1 x Telephone point (location to be determined by the builder)
- 1 x data point
- LED Downlights throughout (refer to electrical plans)
- Double Fluorescent light to garage
- Power points as per Electrical plan
- **NBN**-provision infrastructure on garage wall for future connections

Window Furnishings

- Holland blinds to all windows except ensuite, toilet, bathroom and laundry

Paint – 2 coat application

- 2 Coat internal wall & ceiling paint to plasterboard from builder's standard colour palette range
- 2 Coat external painted areas timber top acrylic

Heating & Cooling

- Gas ducted heating to all bedrooms & living areas
- Split system air conditioning unit as per plan

Solar Hot Water System

- Solar hot water unit including 1No. solar panel 175 litre tank with instantaneous gas booster

Storage

- Mirror sliding doors to all Bedroom Robes (refer to design)
- Bedroom robes – Single melamine shelving to robes (1 Shelf, 1 hanging rail) as per plan
- Pantry – 4 Melamine shelving
- Linen – 4 Melamine shelving
- Broom – 1 Melamine shelving

Landscaping & External Fixtures

- 2 External brass garden paths with screw hose fittings to front & rear (location to be determined by builder)
- Concrete driveway & path to front entry & concrete path to clothesline, colour through
- Landscaping to front– Includes drought resistant cover with 10 assorted plants
- Clothesline as per design
- Letterbox ,TV Antenna & final house clean