



**Highmark
Homes**

Easy Living Package

Standard Inclusions

- 6 Star Energy Rating appraisal
- Engineer designed slab up to **H2** class with Bored piers
- 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 rock removal, Subject to soil test)
- 25 year structural guarantee
- 6 month maintenance inspection

Framing

- Pine Timber framing according to Australian standards
- 2440mm wall height
- Truss roof according to manufacturer's details
- Roof pitch 22.5°

Roofing

- Cement roof tiles from Smart Living standard range

Brickwork

- Category 1 Smart Builders range bricks

External

- Colourbond fascia, gutter & downpipes

Insulation

- Up to including R2.5 to walls R3.5 Glass wool Batts to ceiling

Garage

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

Plasterboard

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

Front Entry

- Front entry feature door Vacluse builder range based on facade design
- Collette entrance set to front door, house to garage door, garage rear door, laundry door as per plan dead bolt to front and laundry door if fitted with Caletta

External Doors & Windows

- Aluminium powder coat sliding doors & windows including locks
- Weather door seals to all external hinged doors
- Aluminium Flyscreens to all openable windows
- Light weight infills above windows and brick infills to front

Appliances

- European 600mm hot plate & Inbuilt Oven Fan forced
- 600mm Slide-out Rangehood Stainless steel

Kitchen

- 20mm Reconstituted bench top, laminate cupboards & drawers as per plan (no shelf underside of sink)
- 1 ¾ bowl Stainless Steel Kitchen sink
- Single chrome flick mixer tap to sink base mk11 taps
- Dishwasher space (connection points only)

Laundry

- 45 Litre Stainless steel laundry trough with cabinet & bypass
- Single Chrome mixer to trough/ washing machine stops

Bathroom / Ensuite / WC

- Laminated benchtop, cupboards as per plan
- Chrome flick mixer to basins & bath
- Vitreous china white vanity basin with polished edge mirror over full length vanities
- Dual flush toilet suite
- Bath as per plan
- 900mm x 900mm tiled base with semi frameless shower screen or as per plan
- Shower rose
- Exhaust fan to ensuite and bathroom
- Single towel rail

Ceramic Tiling

- Easy Living range ceramic floor tiles (straight laid) kitchen, Ensuite, bathroom, WC, laundry (refer to plans)
- Wall tiles to kitchen splash back
- Tiled skirtings to wet areas

Carpet

- Carpet as per plan – All bedrooms and living areas

Internal Doors / Architraves / Shelving

- Flush panel hinged doors with cushion door stops with chrome lever door handles
- 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

- 2x Safety switches
- Hardwired smoke detectors or as per plan
- 1 Fluorescent light to garage
- 2 x Tv points
- LED Downlight throughout (refer to electrical plan)
- Power points as per Electrical plan
- **NBN**- Provision infrastructure on garage wall for future connections
- 1 x Phone
- 1 x data

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

Storage

- Vinyl Sliding Doors to all bedroom robes (Refer to design)
- Bedroom robes – Single melamine shelving to robes (1 Shelf, 1 hanging rail)
- Pantry – 4 Melamine shelving
- Linen – 4 Melamine shelving
- Broom – 1 Melamine shelving

Heating/Cooling

- Ducted Heating to living & bedrooms

Solar Hot Water

- Solar Hot Water Unit including 1x. Solar panel & 175lt tank with instantaneous gas booster

External Fixtures

- 2 External brass garden taps with screw hose fittings to front & rear (location to be determined by builder)

Final Clean

- Site cleaned & Builders house clean at end of construction.
- Concrete drive way and front porch. Colour Through.