

ELEMENT INCLUSIONS

KITCHEN

Cabinetry	Custom made laminate base cabinets, pantry & (1) x bank of 4 cutlery drawers Custom made laminate overhead cabinets with painted MDF bulkheads to ceiling.
Benchtops	20mm Quantum Quartz benchtops
Oven	Technika Stainless Steel 600mm Multi-Function Oven (Model No: TO107SS-3)
Cooktop	Technika Ceramic 600mm Electric Cooktop (Model No: CFM641-2)
Ranghood	Technika Slideout 600mm Ducted Ranghood (Model No: SL20260ISS-3)
Sink	Base 1 $\frac{3}{4}$ Bowl Stainless Steel 1200mm sink
Tapware	Base Chrome Sink Mixer
Provisions	Provision for future Dishwasher Cold water point for future Refrigerator

BATHROOM, ENSUITE, WC'S

Vanities	Custom made laminate base cabinets
Benchtops	20mm Quantum Quartz benchtops
Mirrors	Framed mirror full width of vanities
Toilet Suites	Porcher Heron white 4 star rated close coupled suite with soft close seat
Basins	Roca Diverta white Ceramic Vanity Basin with chrome push plug
Bath	Base 1650 x 715 white Acrylic Bath with Full Tiled Hob Surround
Tapware	Base Chrome Shower/Bath/Basin Mixer and rail shower with Gen X Curved Chrome Bath Outlet
Showers	Semi Framed Glass Shower Screens with Overlap Style Pivot Door
Accessories	Posh Solus chrome Double towel Rails and Toilet Roll Holders

LAUNDRY

Tub	Base Stainless Steel 45 litre tub with white metal cabinet
Tapware	Base Sink Mixer

CERAMIC TILING (FROM BUILDERS STANDARD RANGE)

Kitchen	600mm high splashback, full length of cabinets and returns
Bathrooms/WC	Floor tiles with minimum 150mm skirting, 2000mm high to showers and 400mm above bath
Laundry	Floor tiles with minimum 150mm skirting, 400mm high splashback full width of laundry tub

INTERNAL FINISHES

Walls	10mm Plasterboard linings with 7mm villaboard to wet areas
Ceilings	10mm Plasterboard linings with 90mm cove cornice (metal ceiling battens @ 450mm centres)
Skirting & Architraves	67 x 12mm timber skirting / 42 x 12mm timber architraves
Doors	Hume Flush Panel internal doors
Door Furniture	Schlage Regent Series Lever Door Furniture
Walk-in-Robe	(1) x painted shelf and chrome hanging rail
Robes	Vinyl sliding cupboard doors with (1) x painted shelf and chrome hanging rail
Linen	Vinyl sliding cupboard doors with (4) x painted timber shelves
Internal Stairs	Cover grade staircase, closed housed with wall fixed paint grade handrail (high set homes only)

INTERNAL PAINT (DULUX PAINT SPECIFICATION)

Ceilings	3 coat flat acrylic (ceiling White)
Walls	Dulux Professional 3 Coat low sheen acrylic (one colour throughout)
Woodwork	Dulux Aquanamel 3 Coat gloss (colour matched to walls)
Doors	Dulux Aquanamel 3 Coat gloss (colour matched to walls)

INSULATION

Ceilings	R2.5 Fibre Glass Batt Insulation to Internal Ceilings (includes garage)
External Walls	Reflective foil insulation (wall wrap) to external walls R1.5 Fibre Glass Batt Insulation to clad framed external walls

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ELEMENT INCLUSIONS

FACADE & EXTERIOR FINISHES

Bricks	PGH face brickwork / natural mortar / ironed joints
Cladding	Scyon linea weatherboard to select external walls (plan specific)
Roof	Colorbond custom orb metal roofing and Colorbond metal fascia and gutter
Windows	Powder coated aluminum windows with key operated locks
Sliding Doors	Powder coated aluminum sliding door(s) with key operated locks
Entry	Hume Trend entry door with Schlage Regent lever entry door furniture
Garage	Sectional garage door with mains power opener with (3) x transmitters.
Porch / Patio	Under main roof with WR plasterboard ceilings (fixed to metal ceiling battens @ 450mm centres)

EXTERNAL PAINT (DULUX PAINT SPECIFICATION)

Ceilings/Eaves/Cladding	2 coat exterior low sheen acrylic (colour - Surfemist)
Entry Doors	Dulux Aquanamel 3 coat gloss
Timber Posts	Dulux Aquanamel 3 coat gloss

SERVICES & CONNECTIONS

Plumbing	Water mains connection to existing pre-tapped service to suit up to (6) metre building setback (where available) Sewer and Stormwater Connections to existing serviceable connection points up to (6) metre building setback (where available)
Electrical	Electrical mains connection / (8) linear metres plan length Safety switch & circuit breakers Single phase power and meter box Double power point to each room - (1) with USB charger Internal and external fixed batten light fitting with globe Hardwired and interconnected Smoke Detectors with back-up battery
TV, Phone & Internet	NBN ready lead-in conduits, NBN ready telephone point x 1 and NBN ready data point x 1

HOT WATER

Hot Water	Rheem 20 continuous flow hot water unit and wall recess kit
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SITE WORKS/FOUNDATIONS/STRUCTURAL

Site Works	Site scrape and balanced cut and fill earthworks for maximum 500mm fall over building platform Erosion and sediment control measures Building set-out by registered surveyor
Foundations	Floor slab constructed to S-site classification including concrete pumping Termite management system – Term-Seal barrier
Structural	N2 (W33) wind classification 2400mm ceiling height / H2-F treated pre-fabricated wall frames 23 Degree roof pitch / H2-F treated pre-fabricated roof trusses 450 mm eaves

PRE-CONSTRUCTION, INSURANCE & CONSULTATIONS

Pre-Construction	Site classification/wind rating/contour survey Working drawings and specifications Structural design HIA Queensland peace of mind new home construction contract Building certification & inspections
Insurance	QBCC home warranty insurance
Selections	Personal colour selection

Client(s) signature.....

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