

INCLUSIONS

KITCHEN

Cabinetry	Custom made laminate base cabinets, pantry & (1) x bank of 4 cutlery drawers Custom made laminate overhead cabinets with bulkheads to ceiling. (choose two laminate colours)
Benchtops	20mm Quantum Quartz benchtops (builder's range)
Oven	Franke FRE60M5B designer oven 5-function 60cm black
Cooktop	Franke FRE604B1 designer ceramic cooktop 60cm black
Ranghood	Franke FTC622XSAU designer slideout rangehood 60cm stainless steel
Sink	Base 1 ¾ Bowl stainless steel 1200mm sink
Tapware	Roca L20 chrome sink mixer
Provisions	Raw hot waterline to kitchen sink mixer, cold water point for future refrigerator Provision for future dishwasher

BATHROOM, ENSUITE, WC'S

Vanities	Custom made laminate base cabinets
Benchtops	20mm Quantum Quartz benchtops (builders range)
Mirrors	Frameless mirror full width of vanities
Toilet Suites	Roca Debba white 4 star rated close coupled suite with soft close seat
Basins	Roca Diverta inset white ceramic vanity basin with chrome push plug
Bath	Base 1650 x 715mm white acrylic bath with full tiled hob surround
Tapware	Roca L20 chrome shower/bath/basin mixers, Posh Solus MK3 rail shower, Roca L20 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	Roca L20 chrome sink mixer

CERAMIC TILING (FROM BUILDERS STANDARD RANGE)

Kitchen	600mm high splashback, full length of cabinets
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 water resistant linings 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 Primecoat MDF internal doors
Door Furniture	Schlage Regent Jupiter 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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FACADE & EXTERIOR FINISHES

Bricks	PGH face brickwork (builders range)/ natural mortar / ironed joints
Cladding	Scyon painted cladding to select external walls (plan specific) choice of styles
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 Newington glazed entry door (choice of 7 styles) with Schlage Regent Jupiter lever door furniture
Garage	Sectional garage door with mains power opener, (2) x handsets and (1) x wall button
Porch / Patio	Under main roof with 10mm moisture resistant plasterboard to 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 Weathershield 3 coat low sheen acrylic

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	Single phase power with electrical mains connection / (8) linear metres plan length Metre box with safety switch & circuit breakers Double power point to each room, (1) with USB charger per home Internal and external batten fix light fitting with globe
TV	(2) x TV points
NBN Provisions	NBN ready lead in conduits and (2) x data points

HOT WATER

Hot Water	6 star rated continuous flow hot water unit with 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 - physical termite barrier (renewable warranty for the life of the home*)
Structural	N2 (W33) wind classification 2400mm ceiling height / H2-F treated pre-fabricated wall frames (25 year guarantee*) 23 degree roof pitch / H2-F treated pre-fabricated roof trusses (25 year guarantee*) 450 mm eaves

PRE-CONSTRUCTION, INSURANCE & CONSULTATIONS

Pre-Construction	Site classification/wind rating/contour survey and pre assessment report 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 consultations and colour selections

Client(s) signature.....

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* manufacturer's warranty and guarantees are subject to terms and conditions