

GENERAL

- Detailed quotation
- Design consultation
- 10 year structural guarantee
- Allowance of 300mm site fall (up to 600m2 allotment)
- Construction, Liability and Home Owners Warranty Insurances
- Building permit application and fees
- Site classification soil test, wind rating & site level survey
- Engineers slab design
- BAL rating assessment & BAL 12.5 compliant
- Full working drawings
- Specifications and contract preparation
- 6 Star Energy Rating certificate
- 4 hour in-house professional colour consultation
- Personalised facade image provided
- Termite assessment

SERVICES

- Natural gas connection
- Water connection up to 10 lm
- Electrical connection – single phase up to 10 lm
- Sewer drains with external connection point up to 5 lm
- Stormwater system with connection to legal point of discharge
- Telephone/NBN ready for connection (if available in area)

FOUNDATIONS

- 'HI' Class concrete slab including concrete pump hire

FRAME

- 90mm timber framing
- Engineer designed roof trusses
- Ceiling height of 2550mm

WINDOWS

- Powder coated aluminium windows and sliding doors
- Keyed locks to all openable windows and external doors
- Flyscreens to windows and fly doors to sliding doors
- Obscure glass to bathroom, ensuite and toilet
- Draft seals to all external hinged doors

ROOFING

- Choice of 'Colorbond' roofing or 'Monier' roof tile at 22.5 degree pitch
- 'Colorbond' fascia, gutter and downpipes
- Sarking under roofing

EXTERNAL

- Choice of upgraded Selkirk Bricks (select up to category 3)
- Brick infills above all external doors, windows and garage doors
- Feature James Hardie Sycon 'Axon' panel & render (design specific)
- 450mm eaves with painted fibre cement sheet lining
- 140mm x 140mm timber posts to porch and alfresco (design specific)
- 'Colorbond' sectional automatic garage door with 2 remotes & 1 internal remote
- Concrete driveway including crossover and entry portico (up to 47m2)
- Concrete paving to alfresco
- Painted WR board to alfresco
- 2,000L poly slimline water tank connected to storm water system and sanitary flushing devices. Pressure pump and concrete pad included
- 2 x external garden taps
- Wall mount clothesline
- Letterbox

INSULATION & INTERNAL WALLS

- R2.0 batts to external walls and sisalation
- R4.0 Cellulose ceiling insulation
- Timber walls and ceiling framing lined with 10mm plasterboard
- Bathroom, laundry and ensuite splashbacks with 10mm water resistant board or 6mm villaboard

INTERNAL MOULDINGS

- 67mm x 18mm MDF Ezitrim skirtings and architraves
- 75mm cove cornice

DOORS

- Internal doors Corinthian/Hume redicote flush panel
- Robe doors sliding plaster panel with chrome style frame
- Choice of 6 feature panel front entry doors with Lockwood lever handle and deadbolt
- Aluminium sliding laundry door
- Internal Lockwood Velocity lever handles and passage sets to cavity sliding doors with privacy to bathroom, W.C and ensuite
- Chrome door stops
- Garage PA door, solid core with deadbolt

SHELVING

- Single melamine shelf with chrome hanging rail to robes
- 1 bank of 4 open shelves per robe
- Four melamine shelves to linen and pantry

KITCHEN

- 20mm stone benchtops to kitchen
- Custom made laminate cabinetry with soft close drawers and doors
- Overhead cupboards as per plan
- 1 bank of soft close drawers
- Slide out under bench double bin drawer
- 1 ¾ bowl S/S sink
- Sink mixer
- Handle selection from Builders range
- Tiled splashback from Builders range

BATHROOMS & WC

- Tiled insitu shower base to ensuite
- Semi frameless shower screen to ensuite
- Framed shower screen with clear glass and pivot door to bathroom
- Polymarble shower base to bathroom
- Bevelled edge mirror length of vanity and height of shower
- 1520mm white acrylic bath
- Vanity basin from Builders range
- Custom made laminate vanity with soft close doors (as per plan)
- Laminate 33mm postformed benchtops
- Handle selection from Builders range
- Mixers to basin, bath and shower
- Bath spout and shower rail
- Double towel rails 900mm
- Towel ring
- Closed couple toilet suites with soft close seats
- Toilet roll holders
- Selection of quality wall tiles to nominated area (as per plan)

LAUNDRY

- Laminate laundry bench with 45L inset trough
- Laundry trough mixer
- WM taps
- Tiled skirts

APPLIANCES

- Electric S/S under bench 900mm oven
- Gas S/S 900mm cooktop
- Slide out S/S 900mm rangehood
- 14 setting S/S 600mm dishwasher
- Gas instantaneous hot water service with recess box

FLOORING

- Selection of quality wall and floor tiles to nominated areas
- Selection of quality carpet and underlay to nominated areas (incl trims and accessories)
- Selection of quality vinyl planks to nominated areas

ELECTRICAL

- Detailed electrical plan
- Internal batten light points throughout and up to 10 LED downlights
- Clipsal 'iconic' switches and power points throughout
- Ample double power points throughout
- Ceiling exhaust fans to bathroom and ensuite with draft stoppers
- Safety switches as required
- 240 AC smoke detectors
- 4 Television points
- TV antenna
- 1 Telephone point
- 1 external weatherproof power point
- 2 external light points

PAINTING

- Haymes 3 coat system throughout
- Walls and ceilings in washable, low sheen finish
- Doors, skirting and architraves in gloss finish

HEATING

- Gas Ducted Heating

STAIRCASE (if applicable)

- MDF treads and risers, pine handrail and balustrade

COMPLETION

- Professional builder's house clean
- Site clean, including removal of all building debris
- 3 month maintenance program

* Final inclusions are design specific including specifications, as per final build contract