

GENERAL

- Detailed quotation
- Design consultation
- 10 year structural guarantee
- Site cut & excess spoil removal (up to 300mm site fall & 600m² allotment)
- Construction, liability & home owners warranty insurances
- Building permit application & fees
- Site classification soil test, wind rating & site level survey
- Engineers slab design
- BAL rating assessment & BAL 12.5 compliant construction
- Full working drawings
- Specification & contract preparation
- 6 Star energy rating certificate
- Professional colour consultation
- Personalised facade image provided
- Termite assessment

SERVICES

- Natural gas connection
- Water connection up to 10 Im
- Electrical connection – single phase up to 10 Im
- Sewer drains with external connection point up to 5 Im
- Stormwater system with connection to legal point of discharge
- Allowance for surface pits for drainage - connected to stormwater
- 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

- Single glazed powder coated aluminium windows & sliding doors
- Keyed locks to all openable windows & external doors
- Flyscreens to windows & fly doors to sliding doors
- Obscure glass to bathroom, ensuite & toilet
- Draft seals to all external hinged doors

ROOFING

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

EXTERNAL

- Choice of BCM Homes standard facades
- Choice of upgraded clay bricks (up to Selkirk Bricks Category 4)
- Brick infills above all external doors, windows & garage doors
- 450mm eaves with painted fibre cement sheet lining
- 140mm x 140mm timber posts to porch & alfresco (design specific)
- 'Colorbond' sectional automatic garage door with 2 remotes & 1 internal remote
- Concrete driveway including crossover & 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 & sanitary flushing devices. Pressure pump & concrete pad included
- 2 x external garden taps
- Wall mount clothesline
- Letterbox

INSULATION & INTERNAL WALLS

- R2.0 batts to external walls & sisalation
- R4.0 batts to residence ceilings
- Timber walls & ceiling framing lined with 10mm plasterboard
- Bathroom, laundry & ensuite splashbacks with 10mm water resistant board or 6mm villaboard
- Insulating Foam to perimeter of all external windows & doors

INTERNAL MOULDINGS

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

DOORS

- Internal doors Corinthian/Hume redicote flush panel
- Robe doors sliding plaster panel with chrome style frame
- Choice of feature entry doors with choice of handles
- Aluminium sliding laundry door
- Internal Lockwood Velocity lever handles & passage sets to cavity sliding doors with privacy to bathroom, WC & 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 & pantry
- Single melamine shelf to broom cupboard

KITCHEN

- 20mm stone benchtops to kitchen
- Custom made laminate cabinetry with soft close drawers & doors
- Overhead cupboards as per plan
- 1 x bank of 4 soft close drawers with cutlery insert
- Slide out under bench double bin drawer
- 1 3/4 bowl S/S sink
- Sink mixer
- Choice of classic range feature joinery handles
- Feature tile splashback

BATHROOMS & WC

- Tiled insitu shower bases
- Semi frameless shower screen to ensuite
- Framed shower screen with clear glass & pivot door to bathroom
- Polished edge mirror (width of vanity & height of shower frame)
- 1520mm white acrylic bath
- Choice of classic range vanity basins
- Custom made laminate vanity with soft close doors (as per plan)
- Laminate 33mm postformed benchtops
- Choice of classic range feature joinery handles
- Mixers to basin, bath & shower
- Bath spout & shower rail
- Double towel rails 900mm
- Choice of hand towel rails or hooks
- 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
- Choice of 900mm rangehood (undermount, canopy or slide out)
- 14 setting S/S 600mm dishwasher
- Gas instantaneous hot water service with recess box

FLOORING

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

ELECTRICAL

- Detailed electrical plan
- Internal batten light points throughout & up to 10 LED downlights
- Clipsal 'Iconic' switches & power points throughout
- Double power points as per plan (2 per room)
- 1 x double power point to side of kitchen island bench
- Ceiling exhaust fans to bathroom & ensuite with draft stoppers
- Safety switches as required
- 240 AC smoke detectors
- 4 x television points
- TV antenna
- 1 telephone point
- 1 x external double weatherproof power point
- 2 external light points

PAINTING

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

HEATING

- Gas ducted heating

STAIRCASE (if applicable)

- MDF treads & risers, pine handrail & balustrade
- Carpet treads to internal staircase

COMPLETION

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