STRUCTURE

CEILING HEIGHT:	2.55m high ceilings as standard	**WALLS:**	Timber sub-floor on timber stumps with sole plates
FLOOR:	Timber framed walls in accordance with AS 1684	**ROOF & CEILING:**	Timber trussed roof at 15°
FLOORING:	19mm particleboard sheet flooring		

EXTERNAL

CLADDING:	Painted compressed fibre-cement weatherboards	**FLYSCREENS:**	Powdercoated flyscreens to all windows
FASCIAS & GUTTERS:	Coloubond gutters and profiled colourbond fascia and barge.	**ENTRY DOOR:**	Painted timber frame & solid core entry door with glazed panels Satin chrome finish Entry Lever & Deadlock
DOWNPIPES:	Painted Zincalume	**BASEBOARDS:**	Painted timber baseboards enclosing sub-floor
ROOFING:	Colorbond metal roof with 15° fall	**PORCH:**	Timber sub-floor with painted decking, handrails & steps to suit site conditions (3 steps minimum)
WINDOWS:	Powdercoated aluminium with double glazing		

INTERNAL

WALL CLADDING:	Plasterboard cladding (10mm) with filled joins #	**W/M PROVISIONS:**	Builders range chrome finish W/M taps with capped PVC drainer pipe
CEILING:	Plasterboard cladding (10mm) with filled joins & plaster cornice #	**TOILET:**	White builders range dual flush ceramic toilet with moulded plastic lid & cistern
TRIM:	Painted 67mm architraves throughout (all rooms)	**SHOWER:**	White moulded acrylic shower base 900mm x 1,200mm (Except for Option 1) with waterproof thermoset laminate lined walls (2,400mm high)
ROBE'S/WIR:	Fabricated built in wardrobe units with 1x laminate shelf, chrome finish hanging rail and vinyl faced aluminium framed sliding doors and tracks to all bedrooms	**SHOWER SCREEN:**	White powdercoated aluminium framed shower screen with pivot style door and clear safety glass
KITCHEN CUPBOARDS:	High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out rangehood & cutlery draws included as standard	**SHOWER TAPS/ROSE:**	Builders range chrome finish taps & shower rose
KITCHEN SINK:	Stainless steel 1 & 1/2 bowl inset sink with chrome finish flick mixer	**CARPET:**	Builders range carpet & underlay throughout
OVEN & COOKTOP:	Stainless steel underbench electric oven & inset gas cooktop	**VINYL:**	Vinyl flooring to wet areas with fibre-cement underlay

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SPLASHBACK TILES:	1x row of 200x200 grouted gloss white splashback tiles behind kitchen bench and bathroom vanity	**INTERNAL DOORS:**	Painted 4 panel doors
VANITY:	White Pre-Fabricated laminate vanity with ceramic semi-recessed bowl & chrome finish flick-mixer	**DOOR HANDLES:**	Satin chrome finish lever style door handles, finger pull style to sliding doors

ELECTRICAL

SWITCHBOARD:	Internal switchboard with safety switch	**SMOKE DETECTORS:**	Minimum 1x smoke detector to Lounge Room
LIGHT POINTS:	Minimum 1x lightpoint per room & to Porch with globes & shades	**POWERPOINTS:**	Minimum 2x double powerpoint per room & 2x above Kitchen bench. Additional powerpoints for washing machine, refrigerator, oven, cooktop & split system. 1x phone & TV point to Lounge Room. Note: No TV aerial or phone connection is supplied. A conduit containing the phone line and draw string will be made available for the owner to arrange connection with the appropriate authority.
EXHAUST FANS:	Self-sealing exhaust fan to bathroom		

ENERGY EFFICIENCY

RATING:	6-star minimum energy efficiency as per the Building Code of Australia	**SEALING:**	Front door to have edge seals and draft protector to bottom edge. All exhaust fans to be self-sealing
INSULATION:	Insulation to walls, floor & ceiling to achieve a 6-Star rating	**LIGHTING:**	Energy efficient lighting to comply with the Building Code of Australia
GLAZING:	Double Glazing to all windows as standard		

MISCELLANEOUS

HOT WATER SYSTEM:	130ltr gas storage hot water system	**COLOURS:**	Standard colour range selected by builder

SERVICES

Connection to gas, water, electricity, sewer & stormwater are an additional cost of $6,900 when within 10 meters of the existing home excluding Option 7

OPTIONAL EXTRAS

- **Deck and/or Verandah**
- **Security Door**
- **Town Planning Permit (when required)**
- **Split System Heating/Air Conditioning Unit**
- **Custom Floor Plan**
- **Disability Package: Ramp to porch landing, stepless shower base, grab rails to shower and toilet, shower seat, non-slip vinyl flooring to wet areas, 870mm wide doorways**
- **Choice of Colours**
- **We can tailor a solution that meets your needs, ask us for a price if you have a particu lar upgrade in mind.**

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TERMITE & BUSHFIRE

TERMITE: Should the local authority deem the site to be prone to termite attack, chemical treatment as well as a raised floor level must be employed at additional cost to the owner.

BUSHFIRE: Should the local authority deem the site to be in a bushfire prone area, there may be additional cost to the owner if the Bushfire Attack Level (BAL) is deemed to be high enough.

 # Note: 10mm plastered internal walls & ceilings are note available in Queensland. Cladding as per Affordable

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