

STANDARD INCLUSIONS ALL UNITS

We can tailor a solution that meets your needs, so ask us for a price if you have a particular upgrade in mind.

STRUCTURE

FLOOR	Timber subfloor on steel stumps	WALLS	Timber framed walls in accordance with AS1684
FLOORING	19mm particleboard sheet flooring		

EXTERNAL

CLADDING	Painted compressed fibre-cement weatherboards	ENTRY DOOR	Painted timber frame & solid core entry door with glazed panels.
WINDOWS	Powdercoated aluminum with single glazed 6.38mm laminated glass		Satin chrome finish Entry Lever & Deadlock.
FLYSCREENS	Powdercoated flyscreens to all windows	COVERED PORCH	Timber sub-floor with oiled decking, handrail & steps to suit site conditions (3 steps minimum)
BASEBOARDS	Painted timber baseboards enclosing sub-floor		

INTERNAL

WALL CLADDING	Plasterboard cladding (10mm) Water resistant plaster to wet areas	KITCHEN SPLASHBACKS	Full height 300mm x 600mm gloss white tiles
TRIM	Painted 67mm architraves	VANITY	White pre-fabricated laminate vanity with moulded ceramic bowl, chrome flick-mixer and mirror
ROBES/WIR	Fabricated built in wardrobe units with 1 x laminate shelf, chrome finish hanging rail and vinyl or mirror faced aluminum framed sliding doors and tracks to all bedrooms.	WASHING MACHINE	Builders range chrome finish W/M taps in vanity with capped PVC drainer pipe
KITCHEN CUPBOARDS	High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out range hood & cutlery draws included as standard	TOILET	White builders range dual flush ceramic toilet with moulded plastic lid & ceramic cistern
KITCHEN SINK	Stainless steel 1 1/2 bowl inset sink with chrome finish flick mixer	SHOWER	Walk in tiled shower base with 300mm x 600mm white tiles 2.4m high to shower walls
OVEN & COOKTOP	Stainless steel under bench electric oven & electric cooktop	SHOWER SCREEN	Fixed panel as standard
SPLASHBACK TILES	1 x row of 200mm x 400mm grouted gloss white splashback tiles above bathroom vanity	SHOWER TAPS/ROSE	Builders range chrome finish flick-mixer & shower rose
		FLOOR COVERINGS	Choice of standard builders range selection
		INTERNAL DOORS	Painted 4 panel doors
		DOOR HANDLES	Satin chrome finish lever style door handles, finger pull style to sliding doors

ELECTRICAL

SWITCHBOARD	Internal switchboard with safety switches	NOTE:	No phone connection supplied. A conduit containing draw string will be made available for the owner to arrange connection with the appropriate authority.
LIGHT POINTS	Minimum 1 x light point per room and to porch		
POWER POINTS	Minimum 2 x double Power Point per room and 2 x above Kitchen bench. Additional Power Points for washing machine, refrigerator, oven, cooktop and split system.	EXHAUST FANS	Self sealing exhaust fan to bathroom through wall and rangehood
	1 x phone and TV point to lounge room	SMOKE DETECTORS	Smoke detector to meet current electrical regulations
CEILING FANS	To all bedrooms and living		

ENERGY EFFICIENCY

RATING	7-star minimum energy rating efficiency as per National Construction Code	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 7-star rating	LIGHTING	Energy efficient lighting to comply with National Construction Code
GLAZING	Energy efficient glazing to comply with N.C.C.	SOLAR	1.5kw solar system to meet Energy Efficient requirements

MISCELLANEOUS

SPLIT SYSTEM	Reverse cycle inverter split system heating and cooling	SERVICES	Connection to existing water, electricity, sewer and stormwater when within 28 metres of the existing home. No upgrading of existing services lines included.
HOT WATER SYSTEM	Heat pump		
COLOURS	Standard colour range selected by builder	COUNCIL	DA and relevant authority fees <u>not included</u> .
TERMITIC PROTECTION	<u>In price</u>	BUILDING SITE	Site preparation <u>not included</u> . Shed, building, tree removal, site excavation <u>not included</u> . Reinstatement of landscaping, lawns, concrete <u>not included</u> .

SUPERIOR

CEILING HEIGHT	2.55 high ceilings as standard	LIGHTING	Downlights throughout
ROOF & CEILING	15° timber trussed roof, 10mm plaster lining, Colorbond roofing, fascia, gutter PVC downpipes	FLOORING	Choice of carpet or hybrid in bedrooms

OPTIONAL EXTRAS

DISABILITY PACKAGE	Includes shower seat, shower grab rails and toilet grab rails. * Optional access ramp to suit site conditions.	SKILLION ROOF VERANDAHS, DECKS, CARPORTS, DRIVEWAYS CUSTOM FLOOR PLAN & DESIGN SERVICES WALL TILING STONE BENCHTOPS SKYLIGHTS CUSTOM CABINETRY CONCRETE SLABS, RENDER
ENTRY DOORS	Glass Sliding or Stacker Doors	
SEPARATE METERS FOR ELECTRICAL AND WATER		