

# 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

<b>FLOOR</b>	Timber subfloor on concrete stumps or steel stumps	<b>WALLS</b>	Timber framed walls in accordance with AS1684
<b>FLOORING</b>	19mm particleboard sheet flooring		

## EXTERNAL

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

## INTERNAL

<b>WALL CLADDING</b>	Plasterboard cladding (10mm)	<b>KITCHEN SPLASHBACKS</b>	Full height 200mm x 400mm gloss white tiles
<b>TRIM</b>	Water resistant plaster to wet areas	<b>VANITY</b>	White pre-fabricated laminate vanity with moulded ceramic bowl, chrome flick-mixer and mirror
<b>ROBES/WIR</b>	Painted 67mm architraves	<b>WASHING MACHINE</b>	Builders range chrome finish W/M taps in vanity with capped PVC drainer pipe
<b>KITCHEN CUPBOARDS</b>	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.	<b>PROVISION</b>	White builders range dual flush ceramic toilet with moulded plastic lid & ceramic cistern
<b>KITCHEN SINK</b>	High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out range hood & cutlery draws included as standard	<b>TOILET</b>	Walk in tiled shower base with 300mm x 600mm white tiles 2.4m high to shower walls
<b>OVEN &amp; COOKTOP</b>	Stainless steel 11/2 bowl inset sink with chrome finish flick mixer	<b>SHOWER</b>	Fixed panel as standard
<b>SPLASHBACK TILES</b>	Stainless steel under bench electric oven & electric cooktop	<b>SHOWER SCREEN</b>	Builders range chrome finish flick-mixer & shower rose
	1 x row of 200mm x 400mm grouted gloss white splashback tiles above bathroom vanity	<b>FLOOR COVERINGS</b>	Choice of standard builders range selection
		<b>INTERNAL DOORS</b>	Painted 4 panel doors
		<b>DOOR HANDLES</b>	Satin chrome finish lever style door handles, finger pull style to sliding doors

## ELECTRICAL

<b>SWITCHBOARD</b>	Internal switchboard with safety switches	<b>NOTE:</b>	No phone connection supplied. A conduit containing draw string will be made available for the owner to arrange connection with the appropriate authority.
<b>LIGHT POINTS</b>	Minimum 1 x light point per room and to porch		
<b>POWER POINTS</b>	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.	<b>EXHAUST FANS</b>	Self sealing exhaust fan to bathroom through wall and rangehood
	1 x phone and TV point to lounge room	<b>SMOKE DETECTORS</b>	Minimum 1 x smoke detector to lounge room

## ENERGY EFFICIENCY

<b>RATING</b>	7-star minimum energy rating efficiency as per National Construction Code	<b>SEALING</b>	Front door to have edge seals and draft protector to bottom edge. All exhaust fans to be self-sealing
<b>INSULATION</b>	Insulation to walls, floor & ceiling to achieve a 7-star rating	<b>LIGHTING</b>	Energy efficient lighting to comply with National Construction Code
<b>GLAZING</b>	Double Glazing to all windows to comply with N.C.C.	<b>SOLAR</b>	1.5kw solar system to meet Energy Efficient requirements

## MISCELLANEOUS

<b>SPLIT SYSTEM</b>	Reverse cycle inverter split system heating and cooling	<b>SERVICES</b>	Connection to existing water, electricity, sewer and stormwater when within 12 metres of the existing home. No upgrading of existing services lines included.
<b>HOT WATER SYSTEM</b>	Heat pump		
<b>COLOURS</b>	Standard colour range selected by builder	<b>COUNCIL</b>	Planning permit and relevant authority fees <u>not included</u> .
<b>TERMITIC PROTECTION</b>	<u>In price</u>	<b>BUILDING SITE</b>	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> . *3m <sup>2</sup> of soil removal from stump holes included in price subject to site conditions.

**SUPERIOR**

<b>CEILING HEIGHT</b>	2.55 high ceilings as standard	<b>LIGHTING</b>	Downlights throughout
<b>ROOF &amp; CEILING</b>	15° timber trussed roof, 10mm plaster lining, Colorbond roofing, fascia and gutter	<b>FLOORING</b>	Choice of carpet or hybrid in bedrooms

Upgraded kitchen with U shape bench

**OPTIONAL EXTRAS**

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