

APPROVALS

- Standard Building Approval included.
- Standard Building Application Fees included.

SITE

- Contour Survey, Soil Test and Foundation Design to H1 included.
- Concrete Pump, soil removal and soil retention included.
- **Wind Rating** - N2 included.
- **Service Connection** - Underground power, water, sewer and stormwater connected in to existing connection points.
- **Access** - All weather provided.
- **Retaining** - excluded.
- **Cut and Fill** - Included where necessary up to 300mm.
- **Site Clean** - Standard on completion.
- Turf to Yard. Garden to Front - six (6) plants 200mm pots.
- **Driveway** - Exposed Aggregate.
- **Front Porch** - refer to Working Drawings.
- **Fencing** - 1800 Pine Paling to side boundaries (unpainted) with side return and gate. Front Picket Fence up to 6LM.

HOME - EXTERNAL

- **Facade** - As detailed on Working Drawings.
- **Roof** - Colorbond Custom Orb profile - colours from standard range.
- **Fascia and Gutter** - Colorbond metal - Gutter profile - Quad.
- **Aluminium Sliding Windows and Doors** - Powdercoated finish with keyed locks. Colours from Builders Range.
- **Timber Window** - To front elevation - type indicated on Working Drawings.
- **Downpipes** - 90mm PVC round - painted.
- **Termite Protection** - To meet prevailing standards.
- **Blockwork** - where indicated rendered and painted.
- **Cladding** - where indicated Weathertex from Builders Range.
- **Front Entry Door** - Humes XN1 or XN5 - Clear Glass. Door Furniture Gainsborough Colton Entrance Set.
- **External Taps** - Two (2) included.
- **Hot Water System** - Instantaneous Gas Unit.
- **Garage Door - Automatic** Panellift Door with two (2) remote controls - panels from Builders Range.
- **Other External Doors** - Laundry - Humes XF1 with 1/3 clear glass. Others - Humes Duracoat X1. Door Furniture Colton Knobset.
- **Letterbox** - Wavebreaker metal. **Clothesline** - with Slab under.
- **Energy Rating** - six (6) star.
- **Flyscreens** - to aluminium joinery.

HOME INTERNAL

- **Ceiling Height** - Approximately 2740.
- **Internal Doors** - Readicote Flushboard.
- **Door Furniture** - Gainsborough Colton Knobset throughout.
- **Cornice** - 90mm Cove Plaster Cornice throughout.
- **Mouldings** - 68x11 FJ Pine Skirtings and 42x11 FJ Pine Architraves with colonial finger jointed pine.
- **Wardrobes** - Hanging rail with white melamine shelf. Doors to be vinyl sliders from Builders range.
- **Linen** - Four (4) white melamine shelves. Doors as indicated on Working Drawings.
- **Paint** - Two (2) colours from Builders range - Three coat system.
- **Carpet** - From Builders Range to Bedrooms, Walk in Robe (where indicated on Working Drawings) and separate Living Areas.
- **Tiles** - From Builders Range to Main Floor areas (ex Garage) up to 450 x 450. See also Wet Area Tiling.

LAUNDRY

- **Tub and Cabinet** - Bench and Sink - Laminated Benchtop from Builders Range with Floor Unit Cupboards - PVC square edge laminated doors with white melamine interior. Drop in Stainless Tub - Abey 45L Project Flushline.
- **Tub Tapware** - Azzurra Prezzo Sink Mixer - Chrome.

- **Washing Machine Taps** - Under Laundry Tub.

KITCHEN

- **Pantry** - As detailed on Working Drawings - four (4) shelves.
- **Cupboards** - Floor units - PVC square edge laminated doors with white melamine interior. Doors and Kickboard one (1) colour from Builders Range. One (1) bank of four (4) drawers. All Cupboard Handles from Builders Range.
- **Benchtops** - Stone from Builders Range. Breakfast Bar 800 wide.
- **Overhead Cupboards** - 600 high where indicated. Colour to match selection for Kitchen Cupboards from Builders Range.
- **Sink** - Abey EN175 Entry one and three quarter bowl - stainless.
- **Sink Tapware** - Azzurra Prezzo Kitchen Mixer - Chrome.
- **Microwave Space** - Underbench - included with single power point.
- **Dishwasher** - Euromaid DC14S Stainless - includes Tap and single power point.
- **Oven** - Euromaid BS51 600 Multifunction Oven - Stainless.
- **Cooktop** - GAS - Euromaid CF6GS - Stainless.
- **Rangehood** - RSFR8S - Front Recirculating - Stainless.

BATHROOMS

- **Bath** - Where indicated - Decina FA1525W - 1525 acrylic White.
- **Bath Tapware** - Abey Prezzo Wall Mixer Chrome with std spout.
- **Shower** - Tiled base - Chrome Water Stop and Floor Waste (square).
- **Shower Tapware** - Azzurra Prezzo Shower Mixer - Chrome with Abey Hammer Shower Rail - Chrome.
- **Shower Screen** - Semi Frameless - clear glass - chrome frame.
- **Vanity** - Wall Hung Semi Recessed - PVC square edge laminated doors with white melamine interior. Doors one (1) colour from Builders Range. One (1) bank of four (4) drawers. All Cupboard Handles from Builders Range.
- **Vanity Top** - Laminated - colour from Builders Range.
- **Vanity Basin** - Arto 311D semi recessed vitreous china - White.
- **Basin Tapware** - Azzurra Prezzo Basin Mixer - Chrome.
- **Mirrors** - Framed Chrome finish.
- **Toilet Suite** - Azzurra Casa Neo Vitreous China Suite - White.
- **Toilet Roll Holder** - Barben Glo - Chrome.
- **Towel Rail** - Barben Glo - Single Rail - Chrome.

WET AREA TILING

- **Selection** - From Builders Range.
- **Showers** - Walls - up to 2000 high.
- **Bath** - Walls - one tile over Bathtub.
- **Vanity** - Splashback - one tile over Vanity.
- **Kitchen** - Splashback - up to 600 above Kitchen Bench.
- **Laundry** - Splashback - one tile over Laundry Tub.
- **All other Wet Area Walls** - Skirting Tile - up to 200mm.

ELECTRICAL

- **Light Points** - One (1) per individually named room including one (1) to Entry and Hallway and one (1) to exterior front (Porch/Portico).
- **Light Fittings** - LED White Downlights. 2 in 1 Light/Fan to Bathrooms.
- **Ceiling Fan Lights** - One (1) to each Bedroom - One (1) Living Area.
- **Double Power Points** - One to each individually named internal room except two (2) to Kitchen and Bedroom 1 / Master. **No** double points are included to Walk in Robes, Wardrobes, Entry, Hallway areas, Separate Toilet, Pantry or Broom Cupboards.
- **Appliance Point** (Single Power Point) - One (1) to Fridge Space, Rangehood, Microwave and Dishwasher Space. Nil Included to Garage (Manual Door included).
- **Telephone Point** - One (1) to preferred location.
- **TV Point** - One (1) to preferred location with one (1) Double Power Point.
- **Smoke Detectors** - To meet prevailing standards.
- **Switch Plates** - From Builders Range - White.