

APPROVALS

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

SITE

- Contour Survey, Soil Test and footing design to H1 included. **Additional cost may apply for H2 and E sites which is not included in the Fixed Price Contract.**
- 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** - Necessary retaining works included.
- **Cut and Fill** - Included where necessary.
- **Site Clean** - Standard on completion.
- **Turf** - To front and rear of yard. Pebbles to narrow sides where required.
- **Driveway and Front Porch** - Exposed Aggregate.
- **Fencing** - 1800 Pine Paling to side and rear boundaries (unpainted) with side returns.

HOME - EXTERNAL

- **Facade** - From Builders GO PLUS facade options.
- **Roof** - Colorbond Custom Orb profile - colours from standard range.
- **Fascia and Gutter** - Colorbond metal - Gutter profile - 150mm Quad.
- **Aluminium Sliding Windows and Doors** - Powdercoated finish with keyed locks. Colours from Builders GO PLUS range.
- **Downpipes** - 90mm PVC round - painted.
- **Termite Protection** - To meet prevailing standards.
- **Bricks** - From Builders GO PLUS range with natural raked mortar.
- **Cladding** - When included Weatherex from Builders GO PLUS range.
- **Front Entry Door** - Humes Newington with Clear Glass. Door Furniture Gainsborough Tristan Entrance Set.
- **External Taps** - Two (2) included.
- **Hot Water System** - Instantaneous Gas Unit.
- **Alfresco** - Where indicated on plans is under main roof. **Plain concrete floor under.**
- **Garage Door - Automatic** Panellift Door with two remote controls - panels from Builders GO PLUS range.
- **Laundry Door** - Humes XF1 - except when indicated as Alum Slider.
- **Rear Garage Door** - Where indicated on Working Drawings - Hinged Humes Duracoat X1.
- **Clotheline and Letterbox** - Included. Letterbox metal type.
- **Energy Rating** - Six (6) star.
- **Flyscreens - Excluded.**

HOME INTERNAL

- **Ceiling Height** - Approximately 2440.
- **Internal Doors** - Readicote Flushboard.
- **Door Furniture** - Gainsborough Tristan leverset throughout.
- **Cornice** - 90mm Cove Plaster Cornice throughout.
- **Mouldings** - 68x12 FJ Pine Skirtings and 42x12 FJ Pine Architraves with standard splayed profile.
- **Wardrobes** - Hanging rail with white melamine shelf. Doors to be plaster/vinyl sliding doors.
- **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 GO PLUS range to Bedrooms, Walk in Robe (where indicated on Working Drawings) and separate Living Areas.
- **Tiles** - From Builders GO PLUS range to Main Floor areas (ex Garage). See also Wet Area Tiling.

LAUNDRY

- **Tub and Cabinet** - Everhard Project Stainless Bowl - White Cabinet.
- **Tub Tapware** - Abey Mix Master Pullout 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 GO PLUS range. One (1) bank of four (4) drawers. All Cupboard Handles from Builders GO PLUS range.
- **Benchtops** - Stone benchtop from Builders GO PLUS range.
- **Overhead Cupboards** - Where indicated on Working Drawings. Colour to match selection for Kitchen Cupboards from Builders GO PLUS range.
- **Sink** - Abey EN175 Entry - bowl as indicated - stainless.
- **Sink Tapware** - Abey Mix Master Pullout Sink Mixer - Chrome.
- **Microwave Space** - Included with single power point.
- **Dishwasher Space** - Tap and single power point only.
- **Oven** - Euromaid BS51 600 Multifunction - Stainless.
- **Cooktop** - Euromaid ICC6GE2 Ceramic Cooktop - touch control.
- **Rangehood** - Euromaid RSFR8S 600 - Front Recirc - Stainless.

BATHROOMS

- **Bath** - Where indicated - Decina FA1525W Fabrino - 1525 acrylic White.
- **Bath Tapware** - Gareth Ashton Park Avenue **Wallset** - Chrome.
- **Shower** - Tiled base with Chrome Floor waste (square).
- **Shower Tapware** - Gareth Ashton Park Avenue Shower Mixer - Chrome with Abey Hammer Shower on Rail - Chrome.
- **Shower Screen** - Semi Frameless - clear glass - chrome frame.
- **Vanity** - Prefabricated Gloss White with three Drawers.
- **Vanity Top - Ceramic** - White.
- **Vanity Basin - Ceramic** one piece integrated into top.
- **Basin Tapware** - Gareth Ashton Park Avenue Basin Mixer - Chrome.
- **Mirrors** - Framed Chrome finish.
- **Toilet Suite** - Azzurra Casa Neo Vitreous China Suite - White.
- **Toilet Roll Holder** - Barben Eno - Chrome.
- **Towel Rail** - Barben Eno - Single Rail - Chrome.

WET AREA TILING

- **Selection** - From Builders GO PLUS 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 - one tile high.

ELECTRICAL

- **Light Points** - One (1) per individually named room including one (1) to Entry and Hallway and one (1) to exterior front (Porch/Portico) and one (1) to Alfresco/Patio.
- **Light Fittings** - LED Downlights throughout - white.
- **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 Space, Dishwasher Space and Garage Door.
- **Telephone Point** - One (1) to preferred location.
- **TV Point** - One (1) to preferred location. **Aerial excluded.**
- **Smoke Detectors** - To meet prevailing standards.
- **Air Conditioners** - One (1) min 6KW Split System Inverter to Living Area.