

Description	
<b>EXTERIOR</b>	
<b>FOUNDATION</b>	Piering up to 1.5m Class M/H waffle slab
<b>Timber frames and Trusses</b>	MGP10 90 x 45mm timber frames
<b>Walls</b>	Austral/ PGH face bricks - Builders range
<b>Paint</b>	Weather shield paint to exterior
<b>Roofing</b>	Concrete roof tiles - Builders range
<b>Fascia, gutters and downpipes</b>	Colourbond fascia, gutters and round painted PVC downpipes Paint to downpipes
<b>Window and doors</b>	Powder coated sliding aluminium windows in selected standard colours with locks and clear glass (Including fly screens)
<b>Garage door</b>	2040mm high garage door from panel lift range with 2 controls
<b>Termite</b>	Termite protection system in accordance with Australian standards
<b>Outdoor finishes</b>	Plain concrete finish to alfresco area 300 x 600mm porcelain tiles to floor area
<b>Balcony</b>	Epoxy seal waterproof system 300 x 600mm porcelain tiles to floor area Powder coated metal balustrades
<b>Hot water</b>	Rinnai 26/Min External Gas Hot Water Unit
<b>Doors</b>	2340mm high Solid timber entry door with Gainsborough Trilock Omni (single cylinder) handle and lock
<b>Rainwater tank</b>	Up to 3000L rainwater tank and pump including electrical connections (as per BASIX)

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<b>INTERIOR</b>	
<b>Ceiling</b>	Up to 2700mm ceiling height throughout for ground floor and 2400mm to first floor (subject to council approval)  90mm Cove Cornices
<b>Internal doors</b>	Hume door accent range in 2040 x 720/820mm sizes  Lemaar passage/privacy set handles to internal doors Steel hinges and door stoppers to all swing doors
<b>Paint</b>	Three coat paint system throughout (one colour to walls throughout)
<b>Staircase</b>	Laminated timber or carpeted staircase with stainless steel finish and painted timber hand rail (where applicable to double storey designs)
<b>Indoor floor finishes</b>	Flooring for main areas in 600 x 600mm porcelain tiles or high quality wooden laminate  Carpet/Laminated timber flooring to first floor (excluding wet area)  Plain concrete finish to garage floor 68mm x 18mm pine skirting and architrave finish
<b>Insulation</b>	R2.2 batts insulations to all external framed walls & R4.1 batts to ceiling excluding garage and alfresco

<b>KITCHEN</b>
Polyurethane Kitchen Cabinet with soft close (Floor & Wall) in standard colour
Tiled splashback
20mm stone bench top - Builders range
Gooseneck Sink mixer
Double bowl top - mount sink
900mm stainless steel 5 burner gas cooktop
900mm stainless steel ducted slide-out or canopy range hood
600mm Electric stainless steel built-in oven
Provision for microwave power and dishwasher connection (Dishwasher is excluded)
<b>LAUNDRY</b>
45L stainless steel tub with white cabinet including concealed bypass with tiled splashback
Chrome sink mixer
300 x 300mm porcelain tiles to floor area
300 x 600mm ceramic tiles to laundry splashback
Epoxy seal waterproof system to floors and walls as necessary
<b>BATHROOM</b>
Ceramic 300 x 600mm wall tiles to ceiling - Builders range
300 x 300mm porcelain tiles to floor area
Wall hung vanities in Polytec laminate in a range of colours
Frameless mirrors with polished edge to suit the vanity as per design
Chrome tapware & mixers for basin, shower and bath
Freestanding bathtub
Epoxy seal waterproof system to floors and walls as necessary
6mm semi - frameless shower screen 1m x 1m
Porcelain toilets with soft close seat
Bathroom accessories to suit as per design

<b>UTILITY &amp; JOINERY</b>
Walk in robe (WIR) to master bed
Built-in robe with hanging space, one row of shelves and drawers in MDF white door/mirror door with silver aluminium frames
<b>ELECTRICAL &amp; GAS</b>
Standard Oyster lights throughout house (according to electrical layout plan)
Up and down external wall lights to front façade
Martec Contour 4 heater, light and exhaust fan unit in all bathrooms
Bottled Gas connection
Single and double power points provided throughout house (according to electrical layout plan)
Weatherproof power points to HWU & RWT
TV and phone points (according to electrical layout plan)
Hard wired smoke detectors and RCD as required
External sensor light to top of garage door
<b>ADDITIONAL SERVICES</b>
Site inspection from qualified consultants
Surveyor and engineer inspection fees
12 weeks maintenance services after completion
Certification fees
Architectural Construction drawings
Structural and stormwater drawings

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