

**SITE
WORKS
INCLUDED
IN THE
PRICE****

Exterior

- ◆ Colorbond roof 25 degree roof pitch
- ◆ Colorbond fascia and downpipes
- ◆ Colorbond Slotted Ovolo gutters
- ◆ Chromagen 6 star energy efficient 20lt gas instantaneous hot water unit
- ◆ Midland Brick 2c face brick from builder's standard range
- ◆ Texture coat render to front elevation as per plan (one light colour)
- ◆ Fibre cement lining to the eaves, alfresco, garage and porch or verandah, if applicable, as per plans
- ◆ Double lock up garage with remote sectional door and pelmet
- ◆ M&B Designer range of entrance doors
- ◆ Gainsborough Tristan entrance lever with Cass deadbolt to entry door and garage internal/rear access door as applicable
- ◆ Weathercote fibreglass door to garage side access, if applicable
- ◆ Light points outside all external doors excluding garage access door
- ◆ Quality Dowell aluminium windows and sliding doors, keyed alike
- ◆ Flyscreens to all openable aluminium windows and sliding doors
- ◆ Painting to eaves, meterbox, timber/metal posts, roof linings, gable mouldings, wall cladding, exposed beams and frames as applicable

Interior

- ◆ Reverse cycle ducted air conditioning system
- ◆ 28 course high ceilings throughout home, as per plan
- ◆ Plasterboard lined Verticore clay brick walls vertically cored
- ◆ Plasterboard ceiling with Cove cornice
- ◆ Painting to ceilings, cornices, doors and door frames and walls
- ◆ Metal internal door frames with flush panel hollow core internal doors with Gainsborough Tristan passage
- ◆ Built in linen cupboard with 4 x melamine shelves as per plan
- ◆ Melamine shelf and chrome rail to robe recesses as per plan
- ◆ HPM double power points throughout with white cover plate selections
- ◆ Hard wired smoke detectors as per plan
- ◆ NBN 4 Point Pack - 2 x TV points, 1x data point and 1 x phone point
- ◆ Standard light point and bayonet to each room
- ◆ 450 x 450 tiles to living areas
- ◆ Red foam underlay carpets to bedrooms
- ◆ Venetian blinds ex obscure

Kitchen

- ◆ 20mm (100% Silica Free) benchtop
- ◆ Laminate cupboards/drawers with ABS edging
- ◆ Large choice of handles/knobs to all cupboard doors
- ◆ Soft closing doors and drawers throughout kitchen
- ◆ Artusi 600mm stainless steel electric oven
- ◆ Artusi 600mm stainless steel gas cooktop
- ◆ Artusi 600mm stainless steel canopy rangehood
- ◆ 200mm x 400mm ceramic wall tiles, one row over benchtop and to the underside and width of rangehood
- ◆ Base MKII double bowl stainless steel sink
- ◆ Alder Mixer tapware as per selected colour scheme
- ◆ Dishwasher recess including cold plumbing and single power point
- ◆ Bank of 4 drawers with metal rollers and cutlery insert
- ◆ Pantry with 4 x melamine shelves as per plan

Bathroom, Ensuite, WC and Laundry

- ◆ Laminate benchtop
- ◆ Laminate cupboards/drawers with ABS edging
- ◆ Large choice of handles/knobs to all cupboard doors
- ◆ Soft closing doors to bathroom
- ◆ 300mm x 300mm floor tiles
- ◆ 200mm x 400mm wall tiles - 1 row over vanity
- ◆ 2000mm high tiling to shower recess
- ◆ Square chrome floor wastes
- ◆ Full width framed mirrors over vanities
- ◆ Clear fully framed pivot or sliding door and screen to shower recess as per plan
- ◆ Base vanity inset or semi - recessed china basins
- ◆ Base 1520mm long bath
- ◆ Alder bath wall sets as per selected colour scheme
- ◆ Solus Square closed coupled toilet suite
- ◆ Alder mixer tapware as per selected colour scheme
- ◆ Alder showerheads to shower recess as per selected colour scheme
- ◆ Alder accessories as per selected colour scheme
- ◆ Flumed draft stopper exhaust fan (excludes laundry)
- ◆ Privacy latches included (excludes laundry)
- ◆ Obscure glazed windows (excludes laundry)
- ◆ Posh Solus 45 litre stainless steel trough and white cabinet in laundry
- ◆ Alder sink mixer to laundry trough in chrome from the builder's standard range
- ◆ Washing machine stops

External Areas

- ◆ Midland Brick pavers from builder's standard range
- ◆ Grano hardstand to garage
- ◆ Two external brass garden taps
- ◆ 10m sewer run allowance from last fixture
- ◆ 7.5m water run allowance

General

- ◆ Site contour survey for non-established areas
- ◆ Engineered site inspection report
- ◆ Working drawings to suit your home design
- ◆ Shire & Water Corporation application fees, (excluding headworks, planning fees and council bonds)
- ◆ Engineer designed concrete slab
- ◆ Termite treatment to slab and perimeter
- ◆ H2 Blue Pine treated roof timbers
- ◆ RCD safety switches to suit your home design
- ◆ R4.1 insulation batts to house and garage ceiling areas
- ◆ Interior house clean and exterior site clean to the building envelope
- ◆ All items from builder's standard range

Guarantees and Insurances

- ◆ 25 year non transferable structural guarantee
 - ◆ 12 months maintenance period
 - ◆ HIA fixed price contract
 - ◆ Housing Indemnity Insurance
- ** T&C's apply

INCLUDES:
Painting Including
Internal Walls
Ducted Reverse Cycle Air Con
Large Format Tiles
to Living Areas
Carpets with Underlay
to all Bedrooms
Window Treatments
20mm Benchtops
to the Kitchen

Owner Signature

Date

Owner Signature

Date