

EXTERNAL FEATURES

- **Brickwork**
Clay bricks from builders pre determined colour boards.
- **Mortar Joints**
Natural colour rolled joints
- **Front Elevations**
As per working drawings. Acrylic render to selected areas as per plan (product specific)
- **Windows**
Feature awning windows to front elevation (design specific)
Brickwork to front facade windows.
- **Entry Frame**
Aluminium door frame (design specific)
- **Front Entry Door**
Feature front door as per colour selection with translucent glass.
- **Door furniture**
Front door: Entrance lockset in polished stainless steel with deadlock.
External: Hinged door entrance lockset in polished stainless steel to external door.
- **Door Seal**
Door seal and weather seal to all external hinged doors.
- **Infill Over Windows**
Brick to front facade windows. Brick infills above side and rear elevation windows and doors.

GARAGE

- **General**
Garage with tiled hip roof including colourbond sectional overhead door with remote control, brickwork over garage door, plaster ceiling and concrete floor.
- **External Walls**
Brick veneer (on boundary wall or product specific if required).
- **External Pedestrian Door**
Door: Weatherproof flush panel, low sheen acrylic paint finish. (product specific)
- **Door Frame**
Aluminium powder coat finish.
- **Door Furniture**
Entrance lockset.
- **Garage Door**
Remote control with 2 handsets included.

ALFRESCO

- **Alfresco**
Slab concrete base (not a finished surface) with plaster ceiling and brick pillar (plan specific)

PLUMBING

- **Taps**
2 No. external garden taps

SOLAR

- **Solar hot water**
Hot water - Enviroflo energy efficient heat pump system with a 300L storage tank.

ROOFING

- **Pitch**
22.5 degrees roof pitch.
- **Material**
Concrete colour roof tiles from builders pre determined colour boards.
- **Fascia & Guttering**
Colourbond fascia, guttering and downpipes.

HEATING

- **Heating**
Gas deducted heating to bedrooms and living areas, (excludes wet areas).
Total number of points and unit size are plan specific.

FRAMING

- **Framing**
MPG10 Wall framing and roof trusses (design specific)

SITE CONDITIONS/FOUNDATIONS

- **Foundation**
Up to class 'H' concrete slab with a maximum of 300mm fall over building envelope.
Allotment up to 600m2 with a maximum setback of 5m to the house.
- **Temporary Fencing**
Supply and hire of temporary fencing to site where required by council.
- **Silt Fence**
Supply and hire of environmental silt fence to front of property as required by council.
- **Rock Removal**
Allowance of rock excavation and removal (if rock breaking or core drilling required, extra charge will apply)
- **Termite Treatment**
Termite system where required by relevant authority.
- **Angle of Repose**
Home to be sited to a minimum of three metres off easement. (if sited closer then additional charges may apply)

STRUCTURAL

- **Warranty**
6 year structural warranty and 3 month maintenance warranty.

PAINT - 2 COAT APPLICATION

- **Timberwork**
Semi Gloss finish to internal doors, jambs & mouldings.

• Entry door/ Garage

Semi gloss finish to front entry door & external garage door.
Washable low sheen acrylic to internal walls.

• Colours

Colours selected as per builders pre determined colour boards.

PLASTER

• Plasterwork

10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough (wet area walls only). 75mm cove cornice throughout.

ENERGY EFFICIENCY

• Ceiling

Glasswool batts to ceiling of roof space (excludes garage ceiling) to meet 7 star energy rating if applicable.

• External Brickwork

Glasswool wall batts & sisalation wrap to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessors report. 7 star standard compliant.

• Windows

Double glazed windows to meet 7 star energy rating if applicable (standard floor plans only)

• Solar PV

solar PV (photovoltaic) system 3.5kw (minimum) if applicable.

• 7 Star Energy

Minimum 7 star energy rating for standard floor plans only.

INTERNAL FEATURES

• Doors

Flush panel. 2040mm high. Either hinged or sliding as per plan.

• Door Furniture

Brushed satin chrome finish to all rooms.

• Mouldings

67 x 18mm Bevelled MDF skirting & 67 x 18mm MDF bevelled architraves.

• Door stops

Plastic white door stops to hinged doors.

• Door seals

Door seals to nominated internal doors.
Note: This will be in accordance with energy rating assessors report.

CERAMIC TILING

• Wall Tiles

Wall Tiles to kitchen, bathroom, ensuite and laundry where shown on plans.

• Tile Selection

As per builders pre determined colour boards.

• Floor Tiles

Floor tiles to ensuite, bathroom, laundry and WC. Selections as per builders pre determined colour boards.

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Initial:

WINDOW FURNISHINGS

- **Flyscreens**
Flyscreens installed to all openable windows.

STORAGE

- **Robe Shelving**
Walk in robe and bedroom robes. 1 No. white melamine shelf with hanging rail.
- **Pantry/linen**
4 No. 450mm White melamine shelves.
- **Robe doors**
2040mm high readicote flush panel hinged or sliding doors as per plan.
- **Pantry/linen doors**
2040mm high readicote flush panel, hinged door(s).
- **Handles**
Handle in brushed satin chrome finish.

KITCHEN APPLIANCES

- **Oven**
Stainless steel 600mm appliances from builders range for homes under 24sq, 900mm appliances for homes above 24sq.
- **Rangehood**
Stainless steel 600mm under-mount range hood for homes under 24sq, 900mm under-mount rangehood for homes above 24sq.
- **Dishwasher**
Stainless steel.
- **Sink**
Double bowl stainless steel sink.
- **Tap**
Flickmixer tap, chrome finish.

CEILING

- **Ceiling height**
2440mm (nominal) height throughout the entire home.

CABINERY

- **Cupboards**
Fully lined melamine modular cabinets.
- **Doors/Drawers**
Laminate doors from builders pre determined colour boards.
- **Kitchen bench top**
20mm reconstituted stone from builders pre determined colour boards.
- **Vanity bench tops**
20mm reconstituted stone from builders pre determined colour boards.
- **Handles**
selected from builders pre determined colour boards.

BATHROOM & EN-SUITE

- **Basins**
Vitreous china vanity basin (white).
- **Mirrors**
Polished edge mirrors full length of vanity.
- **Bath**
1625mm acrylic bath (white) in tiled podium (design specific)
- **Shower bases**
Tiled Shower Bases to bathroom and ensuite.

- **Shower screens**
Semi framed shower screens with powered coated aluminum frame (polished silver finish) and clear glazed pivot door.
- **Taps**
Chrome mixer tap-ware.
- **Shower outlet**
Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
- **Toilet suite**
Vitreous china, close coupled toilet suite in white with soft close top.
- **Accessories**
600mm double towel rail and toilet roll holder in chrome finish.
- **Exhaust fans**
250mm exhaust fans including self sealing air flow draft stoppers to ensuite and bathroom.

LAUNDRY

- **Trough**
Laminated base cabinet with 45 litre stainless steel insert trough.
- **Tap**
Chrome finish flickmixer tap.
- **Washing machine taps**
Chrome washing machine stops/taps.

ELECTRICAL

- **Internal lights points**
240V LED downlights fittings (colour- white) throughout as per builders standard electrical layout. Supply/ install light globes to all light fittings.
- **External lights**
100mm diameter fixed 240V white recessed downlight to front entry and alfresco. Weather proof para flood light to rear as per drawings.
- **Power points**
Double power points throughout or as per master plan.
- **TV points**
2 No. points including 5 meters of coaxial cable to roof space (one to main bedroom and one to living area).
- **Data points**
2x Data points (one to main bedroom and one to living area).
- **Switch plates**
White wall mounted light switches.
- **Smoke detector**
Hardwired with battery backup.
- **Safety switches**
RCD safety switch and circuit breakers to meter box.

STAIRS

- **Stairs (double story homes)**
Carpet staircase with 1100mm high plaster nib wall.

DISCLAIMER: This inclusions list states our current standard specifications. These inclusions are subject to change without notice. We reserve the right to substitute products to a similar product should it not be available at the time of supply.



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ADDISON
FINALS

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