

MODERN

standard inclusions

EXTERNAL

- ✓ **Foundation** – M class waffle pod concrete slab, designed and certified by structural engineer (includes concrete pump for slab only).
- ✓ **Foundation** – Integrated concrete slab to porch (subject to design).
- ✓ **Structural** – 90mm thick stabilised pine timber frame, roof trusses and 300mm high engineered floor joists in accordance with AS 1684.
- ✓ **Structural** – 22.5 degree roof pitch (subject to design).
- ✓ **Structural** – 450mm wide perimeter eaves (subject to design).
- ✓ **Garden Taps** – 2 x garden taps (one to front and one to rear of home).
- ✓ **Bricks** – Face bricks from builder's standard range with off white mortar.
- ✓ **Lightweight Cladding** – Modern weatherboard cladding or feature timber cladding to partial façade and rear elevation (subject to design).
- ✓ **Termite Protection** – Termite barrier system to perimeter of slab and penetration points in accordance with AS 3660.1.
- ✓ **Main Roof** – Concrete roof tiles from builder's standard range (subject to design).
- ✓ **Secondary Roof** – Colorbond® metal sheet roofing (subject to design).
- ✓ **Fascia & Gutter** – Colorbond® fascia, gutter and barge.
- ✓ **Downpipes** – 100mm x 75mm Colorbond® rectangle downpipes or 90mm PVC painted round downpipes (to accommodate charged systems).
- ✓ **Hot Water System** – Gas continuous flow 26L hot water system (subject to gas availability).
- ✓ **Windows** – Aluminium awning windows to front façade and aluminium sliding windows to remainder with standard powdercoat finish colours (subject to design).



INTERNAL

- ✓ **Gas** – Internal gas bayonet heating point (subject to gas availability).
- ✓ **Insulation** – R3.0 glasswool batts to ceilings and 2.0 glasswool batts to external walls (including internal dividing wall between house and garage). Excludes garage external walls and garage ceiling.
- ✓ **Cornice** – 90mm cove cornice throughout home.
- ✓ **Ceiling Height** – 2440mm (8') ceiling height throughout home.
- ✓ **Built-in Robes / Walk-in Robes** – 1 x white melamine shelf and single hanging rail (as per standard plan).
- ✓ **Linen** – 4 x white melamine shelves (as per standard plan)
- ✓ **Broom Cupboard** – 1 x white melamine shelf (subject to design).
- ✓ **Under stairs Storage** – Flush panel 2040mm high hinged door (selected double storey designs only). Excludes plasterboard lining and floor coverings.
- ✓ **Skirting / Architrave** – 67mm high MDF half splayed skirting and architrave mouldings.
- ✓ **Staircase** – Decorative black iron balusters with maple timber handrail and newel posts. MDF cut stringer, treads and risers suitable for carpet (double storey designs).

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KITCHEN

- ✓ **Cabinetry** – Laminated doors and end panels (subject to design).
- ✓ **Benchtop** – Laminated squareform benchtop and white melamine lined interior (subject to design).
- ✓ **Sink** – 1.5 bowl stainless steel overmount sink.
- ✓ **Tap** – Chrome finish single lever mixer tap.

APPLIANCES

- ✓ **Cooktop** – 600mm stainless steel gas cooktop (subject to gas availability).
- ✓ **Oven** – 600mm stainless steel underbench oven.
- ✓ **Rangehood** – 600mm stainless steel undermount/slide-out rangehood.

BATHROOM / ENSUITE / POWDER ROOM

- ✓ **Waterproofing** – Sealed waterproofing membrane to standard wet areas as required.
- ✓ **Bath** – 1500mm or 1650mm long designer acrylic with bath hob (subject to design).
- ✓ **Shower** – Semi-framed clear glazed showerscreen and pivot door (subject to design).
- ✓ **Vanity Units** – Custom fully laminated half floating vanity units with acrylic molded top and cupboard doors (vanity sizes subject to design).
- ✓ **Mirror** – Polished edge mirror(s) over vanity.
- ✓ **Toilets** – Vitreous china close-coupled toilet suite.
- ✓ **Bathroom Accessories** – Chrome finish bathroom accessories (single towel rail to shower(s) and toilet roll holder to toilet suites).
- ✓ **Exhaust Fan** – Exhaust fans to main bathroom and ensuite.
- ✓ **Tapware** – Chrome finish tapware throughout.
- ✓ **Floor Wastes** – Chrome floor wastes throughout.



LAUNDRY

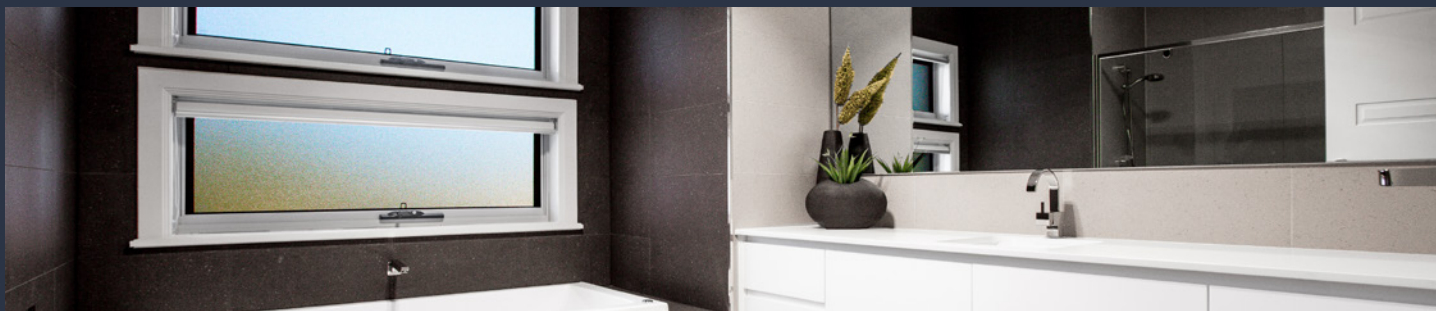
- ✓ **Laundry Tub** – 45L stainless steel laundry tub with white metal cabinet.
- ✓ **Taps** – Chrome finish single lever mixer tap, with hot and cold washing machine taps including screw hose fittings.
- ✓ **Laundry Splashback** – Tiled splashback to tub. Selection from builder's standard range.

TILES

- ✓ **Kitchen Splashback** – Tiled splashback to underside of rangehood and overhead cupboards. Selection from builder's standard range.
- ✓ **Floor Tiles** – Floor tiling to wet areas as per standard house design. Selection from builder's standard range.
- ✓ **Laundry Splashback** – Tiled splashback to tub. Selection from builder's standard range.
- ✓ **Wall / Skirting Tiles** – 2000mm high wall tiling to shower recess, tiled bath hob including 500mm high over bath and 200mm high skirting tiles to remainder. Selection from builder's standard range.
- ✓ **Additional Labour Charges** – Selected tiles within the builder's standard range may incur additional labour/cleaning charges depending on size of tile.

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DOOR & DOOR FURNITURE

- ✓ **Entry Door** – 2040mm high x 820mm wide external grade clear glazed door in paint finish.
- ✓ **Laundry External Door** – 2040mm high x 820mm wide external grade clear glazed door in paint finish.
- ✓ **Sliding Doors** – Aluminium sliding doors with standard powdercoat finish colours where specified (subject to design).
- ✓ **Internal Room Doors** – Flush panel 2040mm high doors in paint finish (as per standard plan).
- ✓ **Robe/Storage Doors** – Flush panel 2040mm high doors in paint finish (as per standard plan).
- ✓ **Garage** – Colorbond® sectional overhead garage door with standard manual lock and brickwork over (subject to design).
- ✓ **External** – Lever type entrance set and deadbolt to front entry door and to laundry external door (subject to design).
- ✓ **Internal** – Satin chrome lever handles from builder's standard range.
- ✓ **Internal Garage Access** – Lever type passage set and deadbolt to internal garage access door.

PAINT

- ✓ **Internal** – 2 x coats of low sheen acrylic to walls (one colour only).
- ✓ **Ceilings** – Flat acrylic to all ceilings (one colour only).
- ✓ **Timber / Doors** – Gloss enamel to interior woodwork and doors (one colour only).
- ✓ **Exterior** – Acrylic finish to exterior timber and metal work, downpipes, meter box and infills to blend with brickwork.

ELECTRICAL

- ✓ **Lighting** – Standard bayonet fitting with shade hat to each room throughout.
- ✓ **External Lighting** – Standard bayonet fitting to porch, alfresco and balcony (subject to design).
- ✓ **Power Points** – 1 x double power point to each room throughout / 2 x double power points to kitchen / Single power points to appliances, fridge space, microwave and dishwasher provisions only (subject to design).
- ✓ **NBN (provision only)** – NBN conduit (provision only) location at the discretion of electrician, including 1 x double power point.
- ✓ **Television** – 1 x TV point.
- ✓ **Phone** – 1 x telephone point.



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