

Kitchen Appliances

- Stainless steel double bowl countertop sink
- Stainless steel chrome mixer tap
- Dishwasher (including water connections & water disposal point)
- Stainless steel 600mm electric cooktop
- Stainless steel 600mm electric canopy rangehood
- Stainless steel 600mm electric oven

Cabinetry / Benchtops (as per plan)

- Cupboards: Fully lined melamine modular cabinets to kitchen
- Doors/Drawers: Laminate from builder's range
- 20mm stone bench to kitchen and island bench

Ceramic Tiling

- Wall tiles to bathroom, ensuite and laundry (as shown on plans)
- Tiled splashback to kitchen

Floor Coverings

- Timber laminate floorboards to kitchen, meals, entry and rear
- hallway (as shown on plans)
- Floor tiles to wet areas (ensuite, bathroom, laundry & WC)
- Carpet to non-tiled areas
- Note: In double storey designs, stairs will be carpeted

Paint Work

- Ceilings: Flat acrylic to ceilings
- Entry Door: Low sheen acrylic to front entry door
- Internal Walls: Washable low sheen acrylic to internal walls
- Timberwork: Semi-gloss enamel to internal doors, jams & mouldings
- Two coat paint application (your choice from our builder's range)

Internal Features

- Doors: Flush panel 2040mm high doors
- Architraves and Skirting: 67x18mm single bevel MDF
- Door Stops: Plastic white door stops to hinged doors
- 75mm cove cornices throughout
- Lever door handles in polished chrome finish to all rooms
- Timber balustrade to stairs (where applicable)

Electrical

- Supply/install light globes to all fittings as per electrical plan
- 2 TV points as per electrical plans
- Smoke Detectors: Hardwired with battery backup
- RCD safety switches and circuit breakers to meter box
- TV antenna and connection
- External Lights: White LED batten holder lights throughout (as per electrical layout)
- Internal Lights: White LED downlights throughout (as per electrical layout)
- Double powerpoints throughout

Heating & Cooling

- Split system air conditioning to family room (as per plan)

Blinds & Flyscreens

- Holland blinds (up to 12 windows & 2 sliding doors)
- Flyscreens to all opening windows (up to 11 windows)

Ceiling Height

- Single & Double Storey: as per plans

Bathroom & Ensuite

- Mirrors: Polished edge mirrors, full length of vanity
- Bath: White acrylic bath in tiled podium
- Shower Base (as per plan)
- Shower Screen: Semi-framed with clear glazed pivot door
- Exhaust fans
- Square white vanity basin
- Soft-close white toilet suite
- Chrome bath mixer tap
- Chrome 600mm double towel rail
- Chrome toilet roll holder
- Chrome basin mixer tap
- Handheld shower rail and slider in chrome finish to ensuite and bathroom

Laundry

- Trough: 45 litre stainless steel tub into stand-alone laminate cabinet
- Chrome washing machine stops/grubs
- Chrome laundry mixer tap

Storage

- Robes: 1 melamine shelf and hanging rail
- Pantry/Linen: 4 white melamine shelves
- Robe Doors: 2040mm high readicote flush panel hinged or sliding doors as per plan
- Handles: Flush pull-in polished chrome

Plaster

- Plasterwork: plasterboard to ceiling and wall, water resistant plasterboard to ensuite and bathroom

Hot Water System

- Hot water system (electric)

External Features

- Cladding (as per plan)
- Front Elevation: As per working drawings
- Sliding aluminium windows to all windows
- Front entry door from builder's range
- Door Furniture: Stainless steel lock entrance lockset

Site Conditions/Foundations

- Foundation Class: as per engineering design

Insulation

- Insulation to ceiling and walls

OH&S Inclusions

- Site toilet
- Silt fence
- Site bin
- Crossover protection
- Roof guard rail
- Temporary fence

Maintenance and Warranty

- 3 month maintenance period
- 7 year structural guarantee