

# Quality Standard Home Inclusions



## EXTERNAL FEATURES

- Pre primed weatherboards or bricks from PGH or Austral standard range
- Concrete slab for 'M' class soil conditions
- Pest treatment to perimeter of slab and internal drainage
- 90x35 radiata pine frame and trusses to suite N2 wind classification
- Colorbond iron roof with roll top cappings
- Colorbond fascia, large capacity rounded guttering with 90mm PVC downpipes
- Quality aluminum windows and extensive range of colours
- Keyed locks to all windows and external doors
- Solid 820mm wide entry door
- Colorbond panel lift doors to garage
- Garden taps provided front and rear

## INTERNAL FEATURES

- Built-in wardrobes with swing doors to bedrooms as shown on brochures
- Corinthian four panel Stanford doors in paint finish
- Gainsborough "Traditional" door furniture in bright chrome finish
- 70mm colonial skirting and architrave
- 90mm cove cornice
- Door stops to all doors
- Quality paints from range of colours to choose from
- Linen cupboard includes 4 shelves

## KITCHEN FEATURES

- Quality melamine doors to kitchen cupboards (in range of colours)
- 35mm laminate bench tops
- 1 ¾ bowl stainless steel sink
- Millennium Cioso Square sink mixer
- Tiled splashbacks full height under overhead cabinets

- Dishwasher space including cold water connection and power point

## ELECTRICAL & APPLIANCE FEATURES

- Free standing 900mm electric oven & gas cooktop (where gas available) with a 900mm canopy rangehood in stainless steel
- Standard underbench oven, cooktop & rangehood where gas not available
- Instant hot water (where gas available)
- One light point per room
- Two outside light points
- Exhaust fan to bathroom and ensuite
- One double power point per room
- Two TV points and two phone points
- Smoke detectors where required, direct wired with battery back up
- Separate RCD for light circuits

## LAUNDRY FEATURES

- Stainless steel 45 litre rinse by-pass laundry tub
- Washing machine connection, hot and cold
- Chrome metal tap and spout
- Ceramic wall and floor tiles
- 1 row of skirting tiles and 2 rows over laundry tub
- ¾ glazed external laundry door

## BATHROOM & ENSUITE FEATURES

- Wall mounted vanity
- Millennium Flick mixers in chrome finish to shower and vanities
- Stylus close coupled toilet suites
- Shower screen with clear laminated safety glass
- Vertical strip feature tile in shower
- Frameless beveled edge mirror
- Quality tiles from builders range

- Tiling 1200mm to walls and 2000mm to shower

## SERVICE FEATURES

- A complimentary appointment with an experienced colour consultant
- Payment of construction and warranty insurance premium
- Payment of engineers fees for standard concrete slab
- Payment of water authority standard approval fee
- Payment of surveyors fees for peg out and identification surveys
- Preparation and approval of building plans and specifications
- All weather access provision
- BASIX assessment
- Geotechnical soil report and wind classification for your building site
- Underground or overhead mains power connection, up to 10m from house
- Sewer connection inside boundary up to 10m from house
- Stormwater connection to kerb, easement or tank up to 10m from house
- 90 day maintenance period

## OPTIONAL UPGRADES

- Bearer and joist timber floor construction
- 90mm merbau decking
- Solid timber flooring
- 10,000 or 5,500 in ground rainwater tank with electrical provisions, tap, rough in to laundry and WC's

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