

### PLANNING & CONTRACT

- Contract using Housing Industry Association Contracts
- All Council & Building fees
- Construction Industry Training Board Levy
- Indemnity & Contractors Insurance
- 4 month maintenance period
- Constructed to withstand N3 41m/s wind speed
- Working Drawings
- Soil Report, Contour Plans and Engineering
- All costs based on level site

### FOOTINGS AND FOUNDATIONS

- Footings included to "S" Class classification
- Footings included 300mm x 400mm external and internal beams, 20 MPA concrete, trench mesh, "S" type soil, F72 mesh, based on level site & subject to engineering.
- 20 MPA concrete
- Termite treatment collars to slab penetrations

### FLOOR CONSTRUCTION

- 19mm tongue & groove particle board flooring
- 19mm Scyon (or similar) sheet flooring to wet areas

### BALCONY

- 90mm x 90mm posts with concrete post piers
- Vertical timber balustrade
- ACQ Pine natural decking

### BRICK WORK

- Clay bricks - builders' range
- Mortar - Grey
- Joints - Rolled
- Sisalation foil to external walls

### CLADDING

- 230mm Smooth Hardiplank cladding to external walls
- or BGC 170mm from builders' range
- Sisalation foil to external walls
- Thermal break system to exterior walls on steel frame construction

### FRAMING

- Ceiling height 2400mm
- 90mm Bluescope steel wall & roof frames - third party designed, engineered & certified
- Timber MGPI0 wall & roof frames - third party designed, engineered & certified

### INSULATION

- R4.0 Insulation batts to all internal living area ceilings
- R2.0 Insulation batts to all external walls
- R3.0 Insulation batts to mid floor

### PAINT

- Ceilings - 100% flat pvc acrylic paint in your choice of one colour throughout
- Internal Walls - Solver Maxi Wash paint in your choice of any one colour throughout
- Doors, door frames, architraves, skirtings and windowsills - Solver Gloss Enamel paint in your choice of one colour throughout
- External - Solver Duraguard paint from builders' range

### WINDOWS

- Powder coated aluminium sliding windows. Colour from builders' range.
- Flyscreens to all opening windows
- Windows with primed reveals, painted to your choice colour
- Key locks on windows.
- Obscure glass to Bathroom, Ensuite and WC
- All constructed to N3 41m/s windspeed

### LININGS

- Ceiling - 10mm reinforced plasterboard
- Walls - 10mm plasterboard
- Wet area walls - 10mm moisture resistant plasterboard
- 55mm cove cornice throughout

### ROOFING

- 22.5-degree roof pitch
- 300mm eaves
- Colorbond "Custom Orb" corrugated roof sheets (screw fixed)
- Colorbond fascias
- 125mm Colorbond OG style gutters
- 90mm PVC downpipes terminated at floor level

### JOINERY/ FINISHES

- Architraves 66mm x 18mm Ezi Trim AS3 primed pine
- Skirtings 66mm x 18mm Ezi Trim AS3 primed pine
- Linen cupboards - 5 melamine shelves
- Walk in robe: 500mm melamine shelf with single chrome hanging rail
- Walk in pantry - 5 melamine shelves

### DOORS

- Exterior frames - Hume Weatherguard exterior door frame. Includes a self-draining aluminium natural anodised tread, seals and three hinges.
- Front Door - Hume Vaucluse Range XV14, XV4, XV10 excluding glazed doors 2040mm x 820mm with single sided pattern and BSC Chrome entrance set from builders' range
- Internal doors - Hume flush panel Primecoat doors with BSC chrome finish handles from builders' range

- Laundry Door – flush panel hardiboard Duracoat with choice of handle from builders' range
- Powder coated aluminium sliding doors with flyscreens
- Single cylinder dead lock to all external hinged doors
- 65mm white cushioned door stops throughout

#### **PLUMBING**

- Quality polyurethane plumbing to all hot and cold water points
- Soft close toilet suite from builders' range
- Instantaneous 21Lt gas hot water service from builders' range
- Tempered hot water (50 degrees) to bathrooms and hot water (60 degrees) to kitchen & laundry
- Rainwater Harvest – provision to nearest toilet or laundry (includes water loop)
- Two garden taps attached to home within 2m of water source
- Gas run (inclusive of gas regulator) – Bottles by owner

#### **ELECTRICAL**

- One (1) mains board with six circuit breakers
- Isolation switch to cooktop
- Up to Twelve (12) batten lights
- Up to Ten (10) double power points
- Up to Two (2) single power points
- Up to Two (2) waterproof single power points
- Interlinked smoke detectors as per Building Code
- Safety switches for power & lights
- One (1) x TV point, One (1) Telephone point
- NBN provision
- External light point to each entry
- Exhaust fan over showers & hot plate

#### **LAUNDRY**

- 45Lt laundry tub in galvanised steel cabinet with overflow and bypass
- 1/4 Turn washing machine taps

#### **BATHROOM & SANITARYWARE**

- 2 door vanity unit from builders' range with ceramic basin 1TH
- Pop up waste & overflow to vanity basins
- 1510mm acrylic bath with overflow from builders' range
- Framed shower enclosure with pivot door
- Chrome 600mm double towel rail to each bathroom
- Chrome guest towel ring to each bathroom
- Glass shower shelf to each shower
- Chrome toilet roll holder to each toilet fixture

#### **TAPWARE**

- Quality mixer taps throughout from builders' range

#### **MIRRORS**

- 800mm high x length of vanity

#### **KITCHEN CABINETRY**

- 600mm wide post formed bench tops with laminate from builders' range
- 900mm high cupboards
- One bank of four drawers with cutlery tray (soft close)
- Flat breakfast bar (where shown on plans)
- Pantry by joiner (where shown on plans)
- Linen by joiner (where shown on plans)
- Walk in pantry by joiner (where shown on plans)
- Choice of door handles from builders' range
- 1 3/4 bowl stainless steel kitchen sink 1080mm

#### **APPLIANCES**

- Blanco 600mm ceramic hotplate from builders' range
- Blanco 600mm fan forced under bench oven from builders' range

#### **TILING**

- 600mm over laundry trough
- Floor tiling to wet areas
- Tiled shower base 900mm x 900mm (or as per plan)
- 600mm tiles over bath
- Tiles up to 2000mm to shower
- Skirting tiles to 300mm (up to 300mm x 300mm tiles)
- Kitchen splash back: 600mm over bench top or to underside of overhead cupboards if applicable
- Tiling laid on square
- Brush chrome tile trim to external meeting tiled corners
- Showers set down (no hobs)
- Screeded floors to Bathrooms, Ensuite and Laundry

#### **GARAGE**

- Walls and ceiling 10mm plasterboard
- Concrete slab
- Automatic roller door

#### **CARPORT**

- FRC lined ceiling
- 90mm x 90mm steel posts – concrete post piers
- No allowance for roller door

#### **STAIRS**

- Staircase with MDF tread & riser with pine wall rail from builders' range

#### **GENERAL**

- Rainwater tank, connection and changeover device by owner.