

### PEACE OF MIND INCLUSIONS

CONTOUR SURVEY	Carried out by qualified Surveyors
ENGINEERS REPORT	Type "A" detail report (unless otherwise specified by an Engineer)
	Floor slab & roof beam layout Engineers report
HOUSE SLAB	Concrete slab to Engineers details
INSURANCE	Builders indemnity insurance
LOCAL GOVERNMENT AUTHORITY FEES	Building licence application fee
MAINTENANCE PERIOD	4 months from date of handover
SEWER RUN	Connection to sewer within 10m of the last fixture
SITE INSPECTION REPORT	Carried out by qualified Engineers
STRUCTURAL GUARANTEE	10 Years
TERMITE TREATMENT	Full under slab & perimeter hand spray to BCA requirements
WATER CORPORATION FEES	Standard water approval application fee
WATER RUN	Up to 6m run included

### EXTERNAL INCLUSIONS

BALUSTRADE (BALCONY)	Aluminium powdercoated balustrade (if applicable). Choose from Heritage, Nautilus, Modern and Waterford balustrade profiles
	Choose from Round, Half Round, Mushroom & Eclipse handrail profiles
	Choose from powdercoat colours from standard range
DOWNPIPES	Zincalume rectangular downpipes
EAVE LINING	Hardiflex lining
ENTRY DOOR	Corinthian Madison PMAD101 door with clear glazing
ENTRY DOOR FRAMES	Timber door frame with Enviroseal weatherseal
ENTRY DOOR FURNITURE	Gainsborough Traditional Trilock lever/knob (dummy set included to double door entry)
EXTERNAL DOORS	Flushpanel weatherproof Solidor
EXTERNAL DOOR FURNITURE	Gainsborough Contractor 700 lever series and #851 double deadbolt
EXTERNAL TAPS	2 taps included
EXTERNAL WALLS	Double clay utility bricks for sand render paint finish
FASCIAS	Zincalume fascias painted to colour of your choice

FLYSCREENS	To all opening windows & sliding doors (unless otherwise specified). Excluding stacker doors.
GARAGE HARDSTAND	Grano hardstand with the choice of smooth or brushed finish
GARAGE SECTIONAL DOOR	Quality sectional doors with 2 remote controls
	Choose from Seville or Statesman profiles
	Choose from 17 standard colours
GUTTERS	Zincalume Ovolo gutters painted to colour of your choice
PARAPET/ZERO LOT WALLS	Constructed of Midland Florentine Limestone 2c blocks (if applicable)
PAVING	To driveway (up to 6m long), porch/portico & alfresco
	Midland Handipave 200x200mm pavers (choose from 6 colours)
ROOF	Colorbond Custom Orb roof sheeting (choose from 20 standard colours)
WINDOW & SLIDING DOOR GLAZING	Satinlite glazing to all bathrooms, ensuites, wc & powders (if applicable) Clear glazing to remainder of house
WINDOWS AND SLIDING DOORS	Quality aluminium frames (from list of standard colours)
	Security keylocks and breezeloock to all windows and sliding doors

### INTERNAL INCLUSIONS

BALUSTRADE (STAIRS)	Aluminium powdercoated balustrade (if applicable)
	Choose from Heritage, Nautilus, Modern and Waterford balustrade profiles
	Choose from Round, Half Round, Mushroom & Eclipse handrail profiles
	Choose from powdercoat colours from standard range
CEILING LINING	Flush jointed plasterboard to internal and external ceiling (except eaves)
CEILINGS	31c high to noted areas, 28c to remainder (refer to house brochure)
CORNER BEADING	Corner casing beads to all trafficable areas
CORNICES	70mm coved cornices throughout house
ROOF INSULATION (FLAT CEILINGS)	R3.0 insulation batts to internal ceiling area
INTERNAL DOOR FRAMES	Deluxe metal profile internal jambs

INTERNAL DOOR FURNITURE	Gainsborough Contractor 700 lever series
INTERNAL DOORS	Corinthian Flushpanel Redicote doors
INTERNAL WALL	Vertically cored bricks
INTERNAL WALL FINISH	White plaster set to all internal walls
LINEN SHELVING	4 Melamine shelves (if applicable)
PRIVACY SETS	Bathroom, ensuite, wc & powder (if applicable)
ROBE SHELVING	1 Melamine shelf and rail to all robes
WC DOORS	Lift off hinges to inward opening doors

## KITCHEN INCLUSIONS

APPLIANCES	Bosch PCL985FAUNG hotplate
	Bosch HBL3552AU (900mm) oven OR Bosch HBN230551A (600mm) oven AND
	Bosch DKE935AAU canopy rangehood OR Bosch HSB74526A freestanding cooktop/oven AND
	Bosch DKE935AAU canopy rangehood
	Corian from builders standard range Square or pencil round edges
BENCHTOPS	Corian from builders standard range Square or pencil round edges
CUPBOARDS	Prefinished laminated board cupboard facings with ABS edge
CUPBOARD HANDLES	Builders standard range handles to all cupboards and drawers
DISHWASHER RECESS	Recess with cold tap and single GPO to kitchen
DRAWERS	1 set of drawers to kitchen with Metabox track system
KITCHEN SINK	Clark Quatro 1120 double end bowl
KITCHEN TAP	Dorf Ingressi Sink mixer
PANTRY SHELVING	4 melamine shelves (unless otherwise specified)

## LAUNDRY INCLUSIONS

BENCHTOPS	Laminated tops with square or postformed edge
CUPBOARDS	Prefinished laminated board cupboard facings with ABS edge
CUPBOARD HANDLES	Builders standard range handles to all cupboard doors
LAUNDRY TROUGH	Clark 45 litre stainless steel inset trough
TROUGH TAP	Dorf Ingressi Sink mixer
WASHING MACHINE TAPS	Automatic Irwell Tasman washing machine set

## BATHROOM AND ENSUITE INCLUSIONS

ACCESSORIES	Irwell retro double towel rail
	Irwell retro soap dish
	Irwell retro toilet roll holder
BATH	Stylus Maxton (1525mm) Dorf Ingressi bath spout and bath mixer
	Caroma Liano Shower with rail AND Dorf Ingressi Shower mixer
BENCHTOPS	Laminated tops with square or postformed edge
CUPBOARDS	Prefinished laminated board cupboard facings with ABS edge

CUPBOARD HANDLES	Builders standard range handles to all cupboards, doors & drawers (if applicable)
TOILET SUITE	Caroma Smartflush toilet suite
MIRRORS	Unframed with chrome domes above all vanities
SHOWER SCREENS	Clear glazed semi-frameless pivot doors to all shower recesses
VANITY BASIN	Caroma Liano (above counter, semi-recessed or inset) OR Caroma Cosmo (above counter, semi-recessed or inset)
VANITY BASIN TAP	Dorf Ingressi basin mixer

## ELECTRICAL INCLUSIONS

CONSULTANCY	Complimentary meeting with an Electrical Consultant
EXHAUST FANS	Included in bathrooms/ensuites with an unenclosed toilet suite AND wc/powder/ensuite/bathroom with no windows
HOT WATER SYSTEM	Gas instantaneous hot water system
LIGHT SWITCHES & POWER POINTS	White backplate & white faceplate 1 double power point to each room (excluding hallways, dining & garage)
METERBOX	Standard single phase combination with electrical safety switch
SMART WIRING	Smart Wiring base package
SMOKE DETECTORS	2 hard wired detectors

## TILING INCLUSIONS

TILING ALLOWANCE	\$50m <sup>2</sup> based on 200mmx200mm tile from builders list of tile shops
EXTENT OF TILING	2m high wall tiling in shower recess
MITRED TILES INCLUDED	200mm high wall tiling above vanity, kitchen benchtop & powder basins (if applicable)
	400mm wall tiling above laundry bench
	200mm high skirting tile around room in ensuite, bathroom, laundry, wc & powder (if applicable)
	Tiled shower to hob
	Floor tiling to ensuite, bathroom, wc, laundry & powder (if applicable)
	Tiled bath riser & hob Floor tiling to balcony (if applicable)

## PAINTING INCLUSIONS

EXTERNAL	
EAVES	Standard white
EXTERNAL DOORS & DOOR FRAMES	Select from Wattyl paint brochure (1 colour)
FASCIA, GUTTER, DOWNPIPES & METERBOX	Select from Wattyl paint brochure (1 colour)
EXTERNAL RENDER	Select from Wattyl paint brochure (2 colours)
INTERNAL	
CEILINGS & CORNICES	Standard white
DOORS & DOOR FRAMES	Select from Wattyl paint brochure (1 colour)

All of the above items come as standard inclusions with your design.  
Any items not listed are not included. Effective: February 1<sup>st</sup> 2009.