



We at Key Homes are contract Builders not volume Builders therefore we offer our plans for you to customise to your needs, use a complete custom plan or one of our many plans that we offer. We at Key Homes also offer a wide range of choice of selections from our standard range. This includes the following.

GENERAL

- + All construction to National , State & Local Building Codes
- + Engineers Soil Test
- + Engineers Slab Design
- + Public liability & Construction Insurance
- + Home Owners Warranty Insurance
- + Fixed Price Building Contract including detailed working drawings & specifications
- + Colour Consultancy
- + All building Permit fees (house related only, council planning permit fees not included.)
- + Termitebarrier to be Reticulation treatment to Australian Standards
- + Choice of 6 Facades

SERVICES

- | | |
|-----------------|---|
| + Power | Single phase underground power up to 6 meters |
| + Water Tapping | Dry, garden tap front & back of house |
| + Sewer | Underfloor plus a total run of 6 meters |
| + Stormwater | Connection of downpipes & surface drains as one system in 90mm stormwater pipe to LPOD within 6 meters of house. |
| + Gas | Gas connections within dwelling only. Natural Gas Authority to supply lead into dwelling & meter. Owner to supply bottles and regulator alongside dwelling if LPG |
| + Telephone | Wiring for one telephone point, owner to organise connection from street from Authority. |

STRUCTURAL

- | | |
|-----------------|---|
| + Framing | Timber pre-fabricated frames and roof trusses to comply with AS1684,National Timer Code |
| + Guarantee | 7 Year Structural Guarantee |
| + Wind Category | To suit class N2/W33 Non-cyclonic |

FOUNDATIONS

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|-------------------------|---|
| + Concrete or raft slab | "M" class foundation |
| + Floor Height | As nominated on plans |
| + Soil from Site | Soil from site scrape, slab and sewer excavations are stockpiled. |

ROOFING, FASCIA, GUTTERING AND DOWNPIPES

- | | |
|-------------------|--|
| + Roofing | Unicote corrugated iron roof at 22.5 degrees pitch, including sisalation under roof line (27 yr Guarantee) |
| + Fascia | Unicote steel 190mm fascia |
| + Guttering | Unicote quad gutter |
| + Downpipes | Unicote 100x50mm downpipes |
| + Roof Ventilator | Whirlybird roof vent |

CEILING HEIGHT AND ROOF ACCESS

+ Ceiling Height	2440mm (8ft) ceiling height
+ Roof Access	Manhole 600mm x 600mm melamine cover

GARAGE DOOR

+ Floor	Part of 'M' Class Foundation with step down from floor height as per plan
+ Ceilings	Gyprock 10mm Unispan with metal battens
+ Walls	Brick Veneer lined with 10mm plasterboard where indicated
+ Garage Door	B & D Panel Lift door with 3 remotes. Choice of 3 styles.
+ External Garage Door	Corinthain flush panel door fitted with Lockwood Symmerty Series Lock
+ Internal Garage Access Door	Corinthain flush panel door fitted with Lockwood Symmerty Series Lock

INTERNAL LININGS

+ Walls	Gyprock 10mm Plasterboard to walls with water resistant board to wet areas
+ Ceilings	Gyprock 10mm unispan to ceiling with metal battens
+ Architraves	Pre Primed Pine 67mmx18mm, Not MDF
+ Skirtings	Pre Primed Pine 67mmx18mm, Not MDF
+ Cornice	Aria Profile 75mm

INSULATION

+ Ceilings	CSR Bradford R4.1 Ceiling batts
+ External Walls	CSR Bradford R2.5 Wall batts & R1.3 insulation (excluding garage area)

WINDOWS

+ Windows	Bradman's Powdercoated Aluminium Sliding Windows through out with standard glazing.
+ Facade Windows	Awning Windows to Facade
+ Bathroom Windows	Obscure Glass to Bathroom, Ensuite & WC
+ Window Locks	To all opening windows
+ Window Infills	CSR Fibre Cement Sheeting 4.5mm, Apart From Facade Windows

EXTERNAL CLADDING

+ Brick Veneer	PGH Bricks Choose from Elan, Aspect, Essentials, Character Velour, Urban Essence, Distinctively Melbourne Ranges
	Austral Bricks Choose From Indulgence, Melbourne
+ Eaves	450mm as per plan with CSR Fibre Cement Sheeting

EXTERNAL CONCRETE

+ Porch and Alfresco	Trowel finish concrete included as per plans
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VERANDAH, PORCH, ALFRESCO

+ Verandah Brick or Timber Piers	Subject to Home Design
+ Porch Brick Piers	Subject to Home Design
+ Alfresco Brick Piers or Timber	Subject to Home Design

LINTELS AND BEAMS

+ Lintels	KD F17 Hardwood Lintels & LVL Beams as per Engineering
	Steel Above Garage Door

FLOOR & SKIRTING TILES

+ Wet Areas	450x450mm Tile for Bathroom, Laundry, WC, and Ensuite. Note: Skirting Tiles are to match floor tiles 100mm high, from Builders Range from Beaumont Tiles
+ Showers	Recessed Tiled shower bases
+ Kitchen, Pantry Floor	450x450mm Tile including 100mm skirting tile from Builders Range from Beaumonts

WALL TILING

+ Bathroom & Ensuite	Shower wall tiles to 2000mm high and 400mm above bath tub and 200mm above vanity. 200mm x 200mm tile, Builders Range from Beaumonts.
+ Laundry	Splashback 400mm above trough only. 200mm x 200mm tile, Builders Range from Beaumonts.

CARPET

+ Main Bedroom, WIR all Bedrooms, Robes Lounge, Family & non wet areas	Choice of Himayla or Imperial Carpet from Builders range from Beaumont Tiles
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DOORS

+ Front Door	Large Range of Entry Doors from Corinthain 820mm
+ Sidelight	Clear safety glass if shown on plans
+ Internal Doors	Corinthain Flush Panel Internal door with door stop.
+ External Laundry Door	Corinthain Primed Solid Flush Panel Door 820mm

DOOR FURNITURE

+ Entry Set	Lookwood Nexicon Mechanical Entrance Lockset, choice of 6 lever options
+ Passage Set	Lookwood Velocity Series to all internal hinged doors, dummy sts to cupboards
+ Privacy Set	Lookwood Velocity Series to Bathroom, Ensuite and WC
+ External	Lookwood Symmetry Lock Series ,Garage, Laundry Internal Garage
+ Handles	Large selection of Tekform handles for all cabinetry cupboards

HOT WATER SERVICE

+ Solar Hot Water With Electric Back Up	Rinnai Sunmaster 315Lt Electric Storage Tank 3.6kw, Evacuated 30 Tube System
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STORAGE

+ Linen	4 Melamine Shelf-450mm Deep, Corinthain redicote flush panel door
+ Wardrobes	1 Melamine Shelf-450mm Deep with hanging rail
+ Wardrobe Bonus	Tower with 5 Draws & shelves included for all Robes
+ Broom	1 Melamine Shelf-450mm deep, Corinthain redicote flush panel door

WC/ POWDER ROOM

+ WC	Choice of 2 Innova Toilets Bianco or Arco
+ Powder Room	Choice of 2 Innova Toilets Bianco or Arco, 2 Door Vanity with Polytec Cupboards, Polytec Laminate bench Top with a choice of basin and tapware from our Innova Standard Range. Polished edge mirror also included, 900mm high & length of vanity.

PANTRY

+ Shelving	4 x White Melamine Shelves-450mm Deep
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APPLIANCES

+ Bonus 900mm Oven	SMEG 900mm Stainless Steel Oven
+ Bonus 900mm Cooktop	SMEG 900mm Stainless Steel 5 Burner Gas Cooktop
+ Bonus 900mm Rangehood	SMEG 900mm Stainless Steel Undermount Rangehood
+ Dishwasher	SMEG 600mm Underbench Orbital Wash Tecnology Dishwasher

KITCHEN

+ Bonus Kitchen Sink	SMEG Satin Stainless Steel Double Bowel & Drainer Sink
+ Bonus Sink Mixer	SMEG Satin Chrome Gooseneck Mixer Tap
+ Cabinets	POLYTEC Square Edge Melamine Doors to Plan Including 4 Cutlery Draws with soft close draws, Huge Choice of Colours from Polytec Laminate Range
+ Bonus Stone Bench Top	QUANTUM QUARTZ 40mm Edge Stone Bench Top from Standard Range
+ Bonus Splash Back	C&S Superclear Toughed Glass Splasback

BATHROOM & ENSUITE

+ Vanities	POLYTEC Square Edge Melamine Doors to plan.
+ Bonus Bench Tops	QUANTUM QUARTZ 40mm Edge Stone Bench Top from Stanadard Range
+ Mirrors	Full length of Vanity Polished Edge Mirror
+ Basins	INNOVA Basins, Selection from our Standard Range
+ Taps	INNOVA Tapware, choose from NIRVANA, NAUTICA or OGGI Range
+ Showers	OPTIMA Semi Frameless Shower Screens
+ Bonus Spa Bath	DECINA ADATTO Spa Bath with Chrome Jets & Heat Pump

BATHROOM & ENSUITE ACCESSORIES

+ Towel Rail	MASTER RAIL Single Towel Rail & Hand Towel Ring
+ Toilet Roll Holder	MASTER Rail Toilet Roll Holder for each Toilet

LAUNDRY

+ Cabinet	POLYTEC Square Edge Melamine Doors by 2 or Freestanding as Per Plan
+ Bench Top	POLYTEC Laminate Bench Top
+ Tub	45 Litre Inset Laundry Trough
+ Tap	KARLY Sink Mixer

HEATING AND COOLING

+ Bonus Natural Gas	BONAIRE 8-12 Point Natural Gas Ducted Heating Unit (If natural gas is available on site)
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PAINT FINISH

+ Ceilings	Fully Painted with Quaility 3 Coat Haymes Paint System in White
+ Walls	Fully Painted with Quality 3 Coat Haymes Paint System
+ Skirtings/Architraves	Haymes Semi Gloss
+ Doors	Haymes Semi Gloss
+ Colours	Choice of any 2 colours for Internal
+ External	Timber/ Metal Haymes 3 Coats
+ CRS Sheeting	Fibre Cement Sheet Haymes 2 Coats

ELECTRICAL

+ Internal Lights	LED Down Lights to Living Room, Kitchen and Meals. Round oyster Lights to Bedrooms and all other areas.
+ External Lights	LED Down lights to Porch & Alfresco
+ Power Points	Clipsal Iconic Double Power Point, as per standard plan.
+ Smoke Detector	As per Building Regulations
+ Laundry/WC	Exhaust Fan with Light
+ Bathroom/Ensuite	IXL Heat Lamp/Exhaust Fan
+ Garage	Fluorescent Light
+ Telephone Point	1 Only

COMPLETION

- + Professional House Clean
- + Site left clean and all construction debris removed
- + Top soil spread and levelled around house. No allowance for excess soil to be removed.
- + 90 Day Maintenance Program



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