

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 or Panel Lift Icon door with 3 remotes. Choice of 5 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	Bradmans Powdercoated Aluminium Sliding Windows through out with standard glazing.
+ Facade Windows	Awning Windows to Facade
+ Bathroom Windows	Obscure Glass to Bathroom, Ensuite & WC where required
+ 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
+ Eaves	Austral Bricks Choose From Indulgence, Melbourne 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
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FLOOR & SKIRTING TILES

+ Wet Areas Skirting Tiles	\$55 per square metre Tile for Bathroom, Laundry, WC, and Ensuite. Note: are to match floor tiles from Beaumont Tiles
+ Showers	Recessed Tiled shower bases with tiled shower niches
+ Kitchen, Pantry entry dining family	5mm Vinyl plank from Heartridge Smoked Oak Range from Beaumonts

WALL TILING

+ Bathroom & Ensuite	Shower wall tiles to 2000mm high and 400mm above bath tub and 200mm above vanity. 200mmx200mm tile, upto \$55 per square metre from Beaumonts.
+ Laundry	Splashback 400mm above trough only. 200mm x 200mm tile, Builders Range from Beaumonts.

CARPET

+ Main Bedroom, WIR Bedrooms, Robes, Study	Himalaya, Chaparral Apartment or Outback, or Dream tones carpet from builder's range to all bedrooms robes and study.
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DOORS

+ Entry 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, stops 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 Tower with 5 Draws & shelves included for main bed robes
+ Broom	1 Melamine Shelf-450mm deep, flush panel door

WC/ POWDER ROOM

+ WC	Choice of 2 Innova Toilets Bianco or Cowen
+ Powder Room	Choice of 2 Innova Toilets Bianco or Cowen, 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, WIP allowance for laminate bench
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APPLIANCES

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

KITCHEN

+ Kitchen Sink	Innova Satin Stainless Steel Double Bowel & Drainer Sink
+ Sink Mixer	Innova Nirvana pullout 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
+ Stone Bench Top	QUANTUM QUARTZ 40mm Edge Stone Bench Top from Standard Range
+ Splash Back	C&S Superclear Toughed Glass Splasback

BATHROOM & ENSUITE

+ Vanities	POLYTEC Square Edge Melamine Doors to plan.
+ 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 and one Innova York Combo Set

BATHROOM & ENSUITE ACCESSORIES

+ Towel Rail	MASTER RAIL Double 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

+ Mitsubishi	Mltsubishi Natural Gas Ducted Heating or Mirsubishi Split System as client specifies
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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	Legrand Excel Double Power Point, as per standard plan, 3 with USB charger
+ Smoke Detectors	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 Home 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



KEY HOMES *Quality is Key*

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