

Key Homes welcome you to your building journey, we are dedicated to perfecting your home with standard inclusions that others see as additional upgrades.

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 with a qualified interior designer
- + All building Permit fees (house related only, council planning permit fees not included.)
- + Termitebarrier to be Reticulation treatment to Australian Standards
- + Standard plans or a custom build to suit your requirements

SERVICES

+ Power Single phase underground power up to 6 meters

+ Water Tapping 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 T2 BLUE 25 yr guarantee against structural damage from termite attack, 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

+ Concrete/waffle slab "M" class foundation + Floor Height As nominated on plans

+ Soil from Site Soil from site scrape, slab and sewer excavations are stockpiled on site

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
 + External Garage Door
 + Internal Garage Access Door
 B & D Panel Lift or Panel Lift Icon door with 3 remotes. Choice of 5 styles.
 Corinthain flush panel door fitted with Lockwood Symmerty Series Lock
 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 sislation (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 Fascade 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 450mm as per plan with CSR Fibre Cement Sheeting

EXTERNAL CONCRETE

+ Eves

+ Porch and Alfresco Trowel finish concrete included as per plans

VERANDAH, PORCH, ALFRESCO

+ Verandah Brick or Timber Peirs
 + Porch Brick Piers
 + Alfresco Brick Piers or Timber
 Subject to Home Design
 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 \$55 per square metre Tile for Bathroom, Laundry, WC, and Ensuite. Note:

Skirting Tiles are to match floor tiles from Beaumont Tiles

+ Showers Recessed Tiled shower bases with tiled shower niches
+ Kitchen, Pantry 5mm Vinyl plank from Heartridge Smoked Oak Range from

entry dining family 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 metrefrom Beaumonts. Splashback 400mm above trough only. 200mm x 200mm tile, Builders Range

from Beaumonts.

CARPET

+ Laundry

+ 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.

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 Rinnai Sunmaster 315L

Electric Back Up

Rinnai Sunmaster 315Lt Electric Storage Tank 3.6kw, Evacuated 30 Tube System

STORAGE

+ Wardrobes

+ Linen 4 Melamine Shelf-450mm Deep, Corinthain redicote flush panel door

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

APPLIANCES

+ 900mm Oven SMEG 900mm Stainless Steel Oven

+ 900mm Cooktop
 + 900mm Rangehood
 + Dishwasher
 SMEG 900mm Stainless Steel Undermount Rangehood
 SMEG 900mm Underbench Orbital Wash Tecnology Dishwasher

KITCHEN

+ Kitchen Sink

+ Sink Mixer

Innova Satin Stainless Steel Double Bowel & Drainer Sink

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

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 MItsubishi Natural Gas Ducted Heating or Mirsubishi Split System as client specifies

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 constrution debris removed
- + Top soil spread and levelled around house. No allowance for excess soil to be removed.
- + 90 Day Maitenance Program





Sales Consultant and Interior Designer

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