

deluxe inclusions



pre-construction

- soil test
- contracts and specifications
- all building permits
- 7 year structural guarantee
- 3 months maintenance guarantee

foundation works

- engineered 'H' class reinforced concrete slab
- allowance of fall and fill of land to 100mm
- underground connections to all services inc Telstra based on 650 M² serviced allotments with up to 6m setback

construction

- MGP10 pine frame
- engineered pre-fabricated pine roof trusses
- 2550mm (8.5 foot) ceiling height
- 10mm plaster board to walls and ceiling with 75mm cornice
- WR (water resistant) plasterboard to all wet areas
- () ks from builders range
- supervised and managed by licensed building practitioners

windows

- aluminum sliding window with standard glazing
- obscure glass windows to bathroom, toilet and ensuite
- flyscreens to all openable windows

garage

- panel lift garage door with remote to front
- colorbond roller door to rear (if applicable)
- plaster to ceiling line

fixings

- (architraves, skirtings & doors)
- Hume 2040mm height flush panel internal doors
- Hume 2040mm entrance door from builders range
- Hume half light with clear glazing to laundry (if applicable)
- flush panel sliding doors to robes
- melamine shelf with chrome hanging rail to robes
- Gainsborough 100 & 700 series door furniture
- () cushion door stops
- bevelled or colonial 67mm MDF architraves
- bevelled or colonial 67mm MDF skirting
- tiled skirting to all wet areas (excluding kitchen)

electrical

- double powerpoints throughout (up to 15)
- single power points throughout (up to 10)
- light points from Clipsal 2000 range
- electrical safety switches
- direct wired smoke detectors
- low voltage downlights to living, kitchen, meals & entry
- batten holders to all other areas
- exhaust fans to laundry, bathroom, ensuite & powder room
- 1 x telephone point, 1 x television point

heating

- Bonair Vulcan gas ducted heating with programmable thermostat (over 145 M²) or similar

fascia, guttering & downpipes

- Colorbond from builders range

roof tiles

- concrete roof tiles from builders range for 22½ roof pitch

kitchen

- selection of finishes from Parbury, Formica & Laminex
- laminate cupboard doors with fully lined interiors
- 20mm square edge constituted stone bench tops
- Radiant stainless steel 1¼ bowl, basket wastes
- Reece chrome tap mixer
- Danika 7 function oven (DWEMM6C)
- Danika slide out rangehood (DAR6SS)
- Danika gas cook top 60cm (DCG64V)
- Danika dishwasher S/S 60cm (DDW3EM)

bathroom, ensuite & powder room

- selection of finishes from Parbury, Formica & Laminex
- laminate cupboard doors with fully lined interiors
- 20mm square edge constituted stone bench tops
- square above counter ceramic basin with single tap hole
- bath 1675mm acrylic
- Polymarble showerbases
- Stegbar Grange semi frameless showerscreen with pivot door
- Polished edge mirror to full width of vanity bench
- mixers to basins and mixer to bath & showers

toilet (wc)

- dual flush vitreous china pan Caroma Dorf or similar

laundry

- single bowl stainless steel trough and cabinet
- Reece chrome tap mixer from builders range

insulation

- isolation paper to external walls
- R2 rating batts to external walls
- R3.5 rating batts to ceiling

paint

- Haymes washable paint to all internal walls
- Haymes semi gloss finish to skirting, architraves & doors
- 2 coat system throughout

flooring

- ceramic wall & floor tiles from builders range
- builders range to all wet areas (inc kitchen and 1m x 1m to entry foyer)
- carpet to all other areas from builder range including carpet to staircase (if applicable)

solar hot water

- Chromagen continuous gas flow solar hot water with 1 panel or 2000 litre rainwater tank plumbed to toilets to reach 5 star

completion

- clearing and levelling of site on completion
- cleaning of house internally
- pre-inspection with building practitioner