

GENERAL

- Architectural plans
- Structural engineer design, inspection and certification
- Surveying (contour and final identification surveys)
- Certification provided to all relevant authorities

STRUCTURAL

- Class "M" waffle pod, reinforced concrete slab with 100mm cover, not the typical 85mm (structural confidence)
- Timber wall frames and trusses, structurally upgraded above standard requirements (for long term stability)

EXTERNAL

- **Upgrade** selection of face bricks from builders range
- **Upgrade** selection of concrete roof tiles from builders range
- Solid timber entry frames (primed)
- Aluminium sliding windows and doors, powder coated in standard colours
- Colorbond fascia and gutters
- Colorbond sectional overhead garage doors
- 2 x external taps
- Steel lintel and brickwork over garage door (quality finish)
- Alfresco and front porch, poured with main slab (structural concrete)
- **Upgrade** front entry door to a glazed solid panel door with a choice of clear or obscure glass
- **Upgrade** front entry door lock to a Gainsborough Trilock (added security and functionality)
- Weep hole covers (attractive and keep out creepy crawlies)
- **Upgrade** to Alfresco dining with hardwood cladding to perimeter beam with raised, set villaboard and corniced ceiling
- **Upgrade** aluminium sliding door to stackable sliding door

ENVIRONMENTAL

- Physical barrier pest control, no chemicals or re-treatments
- Weather stripping and door seals to entry and garage doors
- Insulation (R1.5 to walls & R2.5 to ceilings)
- Sarking to roof space
- Recycled building material waste removal
- Gas Instantaneous 5 star rated hot water service

ELECTRICAL

- **Upgrade** to 2 x double power point per room
- Fridge power point on separate circuit
- Smoke detectors
- **Upgrade** to 3 x TV and 3 x phone point
- Bayonet light points throughout
- **Upgrade** to Twin heat lamp exhaust fans to bathroom and ensuite

INTERNAL

- Plasterboard walls and ceilings throughout
- Villaboard to bathroom and ensuite
- 90mm cove cornice throughout
- 50mm cove cornice to wardrobes

- Quality 3 coat paint finish throughout with washable low sheen walls and gloss timberwork
- Flush internal doors throughout
- **Upgrade** to attractive lever door furniture throughout with privacy adaptors fitted to bathroom, ensuite and WC
- **Upgrade** to 67 x 18mm pencil round pine skirting and architraves (real timber not MDF)
- **Upgrade** to metal door stops throughout
- Mirror sliding doors with chrome frames to wardrobes
- Melamine shelving to wardrobes and linen cupboards
- Premium painted staircase with stainless steel balusters (two storey homes only)
- **Upgrade** to 3 step cornice in entry, living, family, kitchen, dining and master bedroom

KITCHEN

- Laminated kitchen with hardened edge doors
- Laminated square edge bench tops
- **Upgrade** to modern metal bar handles
- 1&3/4 bowl stylish stainless steel sink (1200mm)
- **Upgraded** chrome sink Mixer
- Dishwasher provision, including connection points
- **Upgraded** quality 600mm stainless steel under bench oven
- **Upgraded** quality 600mm stainless steel cook top
- **Upgraded** quality 600mm stainless steel range hood
- 600mm high ceramic tile splashback
- **Upgrade** to painted and corniced bulkhead above overhead cupboards (neat and smooth)

LAUNDRY

- Freestanding 45 litre laundry tub
- **Upgraded** chrome sink Mixer
- **Upgrade** to stylish 5 star rated chrome tap ware for washing machine
- Square chrome floor wastes
- 600mm high ceramic tiled splashback from builders range
- Ceramic skirting tiles from builders range
- Ceramic floor tiles from builders range

BATHROOM, ENSUITE & POWDER

- **Upgrade** to stylish vanities with modern tops and a choice of wall hung or kick boards
- **Upgrade** to stylish 5 star rated chrome tap ware to bath and shower
- **Upgrade** to matching stylish metal bathroom furniture
- **Upgrade** to 4 star rated, full ceramic toilets suite
- 1675mm acrylic bathtub
- **Upgrade** to 6mm bevelled edge mirrors
- **Upgrade** to chrome semi frameless shower
- Square chrome floor wastes
- Ceramic floor tiles from builders range
- **Upgraded** ceramic wall tiles from builders range (2.1m high to showers, 1.2m high to remainder)
- **Upgraded** feature recess to ensuite shower including mirror
- **Upgrade** to stylish 5 star rated chrome Mixer to vanity