

### 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

- Selection of face bricks from builders range
- 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)
- Designer solid panel door to front entry
- Entrance lock and double cylinder deadbolt to front entry door
- Weep hole covers (attractive and keep out creepy crawlies)

### 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

- 1 x double power point per room
- Fridge power point on separate circuit
- Smoke detectors
- 1 x TV and 1 x phone point
- Bayonet light points throughout

### 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
- Builders range of door furniture throughout
- 67 x 12mm pencil round pine skirting and architraves (real timber not MDF)

- Cushion 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)

### KITCHEN

- Laminated kitchen with hardened edge doors
- Laminated square edge bench tops
- Metal "D" handles
- 1&3/4 bowl stylish stainless steel sink (1200mm)
- Chrome sink Mixer
- Dishwasher provision, including connection points
- Quality 600mm stainless steel under bench oven
- Quality 600mm stainless steel cook top
- Quality 600mm stainless steel range hood
- 600mm high ceramic tile splashback

### BATHROOM, ENSUITE & POWDER

- Moulded top vanities with drawers
- 3 star rated chrome tap ware
- Stylish bathroom furniture
- 3 star rated toilets suite
- 1675mm acrylic bathtub
- Chrome framed edge mirrors
- Chrome framed shower screens with semi framed pivot door
- Square chrome floor wastes
- Ceramic floor tiles from builders range
- Ceramic wall tiles from builders range (2.1m high to showers, 1.2m high to bath and splashback to vanity splashbacks and skirting to remainder)

### LAUNDRY

- Freestanding 45 litre laundry tub
- Chrome sink Mixer
- 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