

Exterior:

- Engineer designed concrete footings and floor slab
- Termite treatment to house slab area and perimeter
- Clay brick—Wide selection of single and double course, from Builder's standard range
- Choice of facebrick or painted render finish
- Smooth finish plasterboard ceiling with cornice to Alfresco and Garage
- Durasheet lining to all eaves
- Cream rolled mortar joints to all face brickwork
- Quality Affinity aluminium key lock windows & sliding door frames, lockable in vented positions.
- Flyscreens to all aluminium windows & sliding doors
- Timber door frame to entry (single rebate)
- Choice of harmony roof shingles or Colorbond roofing from Builder's standard range (loft homes include Colorbond only)
- 25 degree roof pitch as standard
- Zincalume painted slotted storm gutters, fascia and downpipes
- Estate Collection Solid entry door from Builder's standard range
- Stylish Gainsborough Tri Lock Lever entrance set to the front entry door
- Light point located outside each external door
- Security sensor lighting to front of home
- Two garden taps
- Gainsborough Ambassador 540 lever and 851 deadlock to Garage internal access door
- 5 star energy efficient 170 litre Dux Prodigy gas hot water system
- Double Garage as per plans with grey grano hardstand & remote sectional door (with 3 remote controls)
- Full paint finish, excluding internal walls; includes two colours to gutter and fascia.
- Note: Brick paving included to Alfresco, Porch, Path and 6m of Driveway
- External concrete balcony (if applicable)
- External powder coated aluminium ballustrading from builders standard range

First Floor Slab

- Floor Tech Flooring system
- Two air conditioning Ducts allowed

Interior:

- Hard wired smoke detectors as per statutory requirements
- Metal corner beads to all trafficable corners
- Two RCD safety switches
- Insulation—R3.0 Batts to house and Garage area
- Metallic look cover plates to all light switches
- Light point to every room
- Double power points throughout as shown on plan
- Stylish Gainsborough Contractor 700 series metal lever door handles to all internal doors—Alyssa, Elena and Sofia only.
- Privacy latches to Ensuite, Bathrooms, WC, Master Bedroom
- Metal internal door frames
- Weather draft seals to front entry door
- Hot water anti scald valve
- Robes to all bedrooms as shown on plan
- Built in or walk in linen cupboards, as shown on plan
- TV point
- One pre wired telephone point to kitchen wall with wall plate as per working drawings including underground cable with ability to connect to supply pit, either Copper or Fibre optic dependant on Telstra cabling to area.
- Concrete stairs
- Internal powder coated aluminium ballustrading from builders standard range

Kitchen

- Choice of laminated benchtop profiles, including postform 33mm, topform 33mm or tightform 39mm
- 44m2 retail allowance for ceramic wall tiles
- 1 3/4 bowl Clark Monaco 5111 Stainless steel sink with Caroma Acqua flick mixer tap.
- Electric Oven: (As applicable)
 - 600mm Blanco BSO62x Stainless Steel
 - 900mm Blanco BOSE902X Stainless Steel
- Gas Hot Plate: (As applicable)
 - 600mm Blanco BCG641WX Stainless Steel
 - 900mm Blanco BCG95X Stainless Steel
- Rangehood (As applicable)
 - 600mm Blanco BWCE6X Stainless Steel
 - 900mm Blanco BWCE9x Stainless Steel
- Full height splashback tiling to underside of Rangehood
- Wide selection of handles and knobs to all cupboard doors
- Quality soft closing drawers
- Dishwasher recess including cold plumbing and single GPO
- Microwave recess/shelf including GPO (as per plan)
- ABS edging to all cabinet doors, drawers and exposed edging

Ensuite & Bathroom

- Choice of laminated benchtop profiles, including postform 33mm, topform 33mm or tightform 39mm
- 44m2 retail allowance for ceramic wall and floor tiles
- 2000mm high tiling to shower recess
- Clear glazed semi-frameless pivot door to Ensuite
- European styled hand held Inwell Invigra shower head on rail 650mm panel & rod screen to Bathroom
- Full width framed mirrors over vanities
- Caroma Cosmo Metal double towel rails 600mm long and Caroma Cosmo metal toilet roll holder
- Chrome floor waste covers
- Stylus Maxton 1525 or 1675 bath as per plan
- Caroma Acqua, Stylus Elegance or Stylus Venecia flickmixer or selection of taps to vanities, baths & showers
- Exhaust fan to WC's
- HPM fan/light heater combination (2 lamp) to Ensuite
- Caroma Cosmo Vitreous china basins (insert or semi recessed as per plan)
- Privacy latch to bathroom and ensuite doors
- ABS edging to all cabinet doors, drawers and exposed edging

Laundry, WC & Powder Room

- Choice of laminated benchtop profiles, including postform 33mm, topform 33mm or tightform 39mm
- 44m2 retail allowance for ceramic wall and floor tiles
- Privacy latch to WC
- Chrome floor waste covers
- Caroma Profile 4 Connector dual flush WC, Vitreous china cistern & pan
- Exhaust fan to WC
- Clark inset 45 litre Stainless Steel trough built in with continuous bench top and under trough cupboards
- Stylus elegance tapware
- Automatic washing machine taps
- Caroma Cosmo metal toilet roll holder
- Caroma Cosmos Metal towel ring to Powder Room (if applicable)
- ABS Edging to all cabinet doors, drawers and exposed edging

Client:

Date: