

## RESIDENTIAL RANGE INCLUSIONS SCHEDULE

### EXTERNAL:

- Installation of house and verandah on adjustable steel columns with concrete footings
- Construction specification designed and certified by Structural Engineer
- Treated timber frames and trusses. POA for steel frames & trusses
- Built to comply with the Building Code of Australia and relevant design Rating N3 (Option to C3, if required)
- Building individually designed houses to meet energy efficiency requirements based on relevant climate zone
- 6 year 6 mths structural warranty as per Qld Building Services Authority guidelines
- 6 month guarantee on workmanship and materials
- Appliances covered by manufacturers' guarantee
- 15 degree roof pitch with eaves as plan
- Colorbond roofing and gutters
- Weathertex Classic Rough Sawn weatherboard external cladding painted with 2 coats sunproof paint
- 75mm bonded blanket insulation to roof
- Sisulation and R1.5 batts in walls
- Large Dowell powder coated latchable windows (colours from Dowell standard colour selection)
- Grey glass tint to all windows
- Insect screens to sliding windows
- Security screen doors to front and rear hinged entry doors
- Security screens to sliding glass doors
- Feature timber window sills
- Ladies Waist verandah railings (if verandah included) POA on Powder coated aluminium railings
- Merbeau decking to verandah, patio and landings with clear oil
- Three tread timber steps fitted with handrail
- Your choice of Hume Vaucluse external front door - painted
- Weather strip to exterior doors
- Landing to entries (where no verandah fitted)
- 1 x External garden tap
- \$550 P.C. allowance for soil testing

### LIVING AREAS & BEDROOMS:

- Plastered and painted walls and ceilings
- Wash and wear interior paint finish one colour throughout
- Cathedral ceilings in living areas (as plan) with 55mm cornice
- 2400mm high ceilings through rest of home with 55mm cornice (POA for 2700mm ceilings throughout with 90mm cornice)
- Decor interior door handles
- Full-length quality pencil pleat self-backed curtains with co-ordinated tiebacks or vertical blinds. Choice of colours from our range. (POA for double, triple pinch pleat, & box pleat curtains, panel glides, Roman blinds, roller blinds, & venetian blinds and pencil pleat or shaped pelmets)
- Quality carpet with underlay. Choice of colours from our builder's range
- Ceramic tiles to entry (where indicated on plan)
- Built-in robes in all bedrooms (set of 4 shelves to main bedroom robe) hinged or sliding doors
- Pine moulding colonial architraves and skirting or ½ splay architraves & skirtings throughout
- Choice of Hume Oakfield colonial or accent profile feature internal doors (POA Sorrento & Humecraft)

### LIGHTING & ELECTRICAL:

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- Powdercoated die-cast aluminium exterior light to front and rear entry doors as per builder's specification
- Energy efficient flouro lights throughout house
- Generous number of power points
- Provision for telephone point (x1)
- Smoke detectors hard-wired with battery back-up to Australian Standards
- TV aerial plug wired to high point of roof in lounge or family room, or as specified (x1)
- Qld meter box with a Residual Current protection device fitted ready for underground connection to power
- Instantaneous gas hot water system

### **BATHROOM & WET AREAS:**

- Linen/Broom cupboards as per plan
- Stainless steel laundry tub with bypass, polymer cabinet
- Hot and cold plumbing for automatic washing machine
- Acrylic bath, fibreglass shower tray with ceramic tiled walls (as per plan) with safety glass pivot framed shower screen with chrome Ivy universal adjustable shower rose and chrome Ivy ware taps (as per plan). POA on frameless
- Ceiling exhaust fan/light in bathroom and ensuite. (POA for HPM compact)
- Fluro downlight over vanity
- Standard builders Chrome Ivy Ware towel rails in bathroom and ensuite (as per plan) 1 x double or 2 x single
- Quality laminated vanity 910mm high with large frame mirror over vitreous basin (POA on frameless)
- Standard builders Ivy Ware toilet roll holder
- Porcher Heron CC Suite with quick release seat
- Privacy lock to toilet/bathroom

- Ceramic tiled floors with tiled skirting in bathroom, toilet and laundry to builder's specification

### **KITCHENS:**

- Westinghouse POR663W/S underbench electric oven in White or stainless steel (POA for gas)
- Westinghouse PHR284U frameless Black electric ceramic cooktop (POA for gas)
- Chef RRE 635- W/S retractable rangehood in White/ Stainless steel
- Shelf with power point for microwave oven
- Lakeland stainless steel 1<sup>3</sup>/<sub>4</sub> bowl set in sink with flickmixer taps (as plan)
- 600mm wide post formed 10 x 10 square edge benchtops and plenty of overhead cupboards 610mm above benchtop
- Easy glide drawers
- Colour co-ordinated ceramic tiled splashback behind stove and sink 600mm high
- Quality fully laminated kitchen cupboards from standard board range
- Extensive range of colour selections for 910mm high kitchen cupboards, tops and tiles to builder's specification
- Ceramic tiled floor to kitchen
- Pantry (where indicated on plan)

### **FLOORING:**

- POA for timber-look planked vinyl flooring throughout
- POA for floor tiles throughout
- POA for timber hardwood flooring throughout

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