

## STANDARD

10 Year Structural Guarantee  
Public Liability Insurance  
Construction Insurance  
Warranty Insurance

**10**  
**YEAR**  
**GUARANTEE**



### KITCHEN

- 20mm standard Caesarstone to all benches within Kitchen
- 1x set of 4 cutlery drawers and 3x pot drawers and overheads cabinets (design dependant) with D Pull handles in Laminate Matt material
- 300x600mm Tiled porcelain splashback from our silver range
- Phoenix Gooseneck 200mm kitchen mixer in chrome

### APPLIANCES

- Technika '60cm Belissimo' range appliances - includes cooktop, rangehood, oven & dishwasher

### BATHROOM & ENSUITE

- 32mm Laminate Matt benchtops with Laminate floor mounted cupboard doors with D Pull Handles.
- Polished edge mirrors 1m high and to width of vanity
- Phoenix Pina Range tapware including Pina Hand Held Shower Rail in chrome
- Phoenix Radii bathroom accessories in chrome
- Choice of 6 basins from Allure range
- 1500mm inset or freestanding bath
- T-Charlotte' toilet
- Fully framed shower screens 2m high throughout with tiled shower bases and chrome centre wastes
- 300x600mm porcelain tiles from silver range to shower walls, splash back & bath (hob or behind of freestanding bath)

### FLOOR COVERINGS

- Laminate flooring throughout excluding wet areas, bedrooms & stair treads
- Category 3 Solution Dye Nylon Carpet to bedrooms & robes (double storeys to have carpet to first floor throughout excl. wet areas)
- 300x600mm wall tiles from silver range to floors to include 100mm skirting in wet areas

### CEILINGS

- 90mm Cove cornice throughout including robes & garages

### BRICKWORK & EXTERNAL CLADDING

- Bricks - Access range with natural mortar rolled joints
- Brick infills above all windows, passage doors & garage door
- Foam & Render to first storey of double storey homes (design dependant)

### FRAMING

- MGPI0 Grade wall frames
- 450mm Stud wall spacing
- Engineered designed roof trusses

### GARAGE

- Sectional Slimline Garage door with 2x remotes- Colorbond Colours

### ELECTRICAL

- "Clipsal 2000 range electrical switch plates throughout with Phillips downlights as per supplied electrical plan included."
- 1x Exhaust fans to bathroom & ensuite
- Direct hard wired smoke detectors
- Two TV & Data points



#### **LAUNDRY**

- 32mm laminate matt benchtop with laminate matt cabinetry (overhead cabinets are design dependant) with D Pull handles
- 35L-SS-A23' trough to laundry with
- Vibe-BASMIX Mixer silver range
- 300x600mm porcelain tiles to splashback and 100mm tiled skirts

#### **SECURITY**

- Keyed locks to all windows
- Rnd Lever set 1 to entry from The Lock & Handle range
- Internal privacy locks to bathrooms & ensuites

#### **DOORS & FINISHES**

- Solidcore Door - size is dependant on plans with a painted finish with aluminium door frame
- External doors - solidcore door with keyed knob door handles
- "Flat panel internal doors 2100mm high with Chrome door furniture 'carmichael' range"
- Flat panel smart robe doors

#### **SKIRTING & ARCHITRAVES**

- 100mm tiled skirtings to wet areas
- 67x18mm MDF architraves and skirting throughout - single bevelled edge profile
- Stairs - Floor plan specific
- Closed MDF carpeted staircase with Pine, painted stringer & painted Vic Ash handrail with half height plaster wall

#### **SHELVING**

- 4x fixed shelves to linen cupboards
- 1x shelf & 1x hanging rail to robes
- 4x fixed shelves to pantries

#### **HEATING & COOLING**

- 1x 5kw Panasonic split system to living room

#### **HOT WATER SYSTEM**

- Rinnai 26B Gas Continuous system

#### **RAINWATER TANK**

- 2000lt Watertank Slimline

#### **PAINT**

- Dulux 3 coat low sheen acrylic to all walls
- Dulux 3 coat flat acrylic to all ceilings
- Dulux 3 coat semi gloss to all interior woodwork and doors
- Dulux Weathershield to external woodwork

#### **WINDOWS**

- Aluminium windows & door frames - 'Domestic Comet' Range with no flyscreens
- Clear glazing throughout - unless specified otherwise on plans or town planning
- Keyed locks to all windows

#### **PAVING - DRIVEWAYS, FRONT PATHS, PORCHES & ALFRESCOS**

- Plain concrete

#### **BALCONIES - PLAN DEPENDANT**

- External balconies (design dependant) to have 300x600mm silver range porcelain tiles with chrome waste

#### **ROOF COVER - PLAN DEPENDANT**

- Concrete Tile Roof - Designer Range (design dependant)
- Corrugated Colorbond Roof - standard finish

#### **ROOF PLUMBING**

- Colorbond fascia
- Colorbond downpipes
- Colorbond gutters
- Colorbond Cappings

#### **INSULATION**

- Sisalation wall wrap
- R1.5 wall batts to external walls
- R2.5 wool batts to ceiling cavity

#### **CONNECTIONS**

- "2 garden taps provided - 1 to front boundary and 1 attached to rear of dwelling"
- "Connections to stormwater, sewer, mains gas and mains water (excludes customer



# NEW GENERATION BUILDERS