

Modular standard inclusions

PRELIMINARIES

- Soil classification
- Site inspection
- Site survey
- Site specific structural engineering
- HIA Home Building Contract
- Bushfire Attack Level Report
- Building Application and Permit
- Water Corporation Application and Permit

EXTERNAL

- Full painting to all external surfaces
- Engineered steel wall frames and roof trusses
- Engineered Pre-stressed concrete slab
- Colorbond® corrugated roofing
- Colorbond® slotted gutters, fascia, barge and downpipes
- Colorbond® external wall cladding
- Powdercoated aluminium windows & sliding doors with fly screens
- Painted solid core feature entry door
- Quality external lock sets including deadlock
- Insulated external walls, roof and ceiling
- Thermal wrap beneath corrugated sheeting
- 1 bayonet light point to all external doors
- 2 external garden taps
- 2 weather proof external power points
- Gas instantaneous hot water unit

INTERNAL

- Full internal painting to walls, ceilings, doors, skirting and door frames
- 2400mm ceiling height
- 67mm timber skirting throughout (excluding wet areas and cabinetry)
- Plasterboard internal walls and ceilings with 75mm coved cornice
- 1 bayonet light point to each room
- 1 double general power outlet (DGPO) to all habitable rooms. (Extra DGPO to living room with additional GPO's as per appliance positions.
- 2 digital TV points and 1 phone point
- Mirrored bi-pass robes doors to bedrooms
- Vinyl wrapped bi-pass doors to linen *where shown
- Walk in robes to bedrooms with shelf and chrome hanging rail
- Metal door frames
- Flush panel internal doors
- Modern chrome door hardware
- Externally flumed exhaust fans to ensuite, bathroom & WC

KITCHEN

- 600mm or 900mm stainless steel European electric oven, electric hotplate and canopy range hood (as per plan)
- 1 ^{3/4} bowl sink drainer with chrome flick mixer
- Dishwasher provision
- Kitchen cabinets with laminated benchtops and doors with soft closing doors and drawers
- Modern range of cabinetry handles
- 4 shelf pantry (as shown in plan)
- 400 quality ceramic tiling over kitchen benches (up to bottom of range hood)

ENSUITE / BATHROOMS / LAUNDRY

- Water resistant plasterboard to bathroom and ensuite
- Inset stainless steel trough with cabinet or trough and cabinet as per plan to laundry
- Hobless shower recess with semi-frameless pivot shower door
- Generous floor and wall tiling allowance
- Frameless mirrors to vanities
- 1500mm white bath to bathroom (as per plan)
- White dual flush toilet suites
- Privacy locks to ensuite, bathroom & WC
- Exhaust fans to ensuite, bathroom & WC
- Bathroom cabinets with laminated benchtops and doors with soft closing doors and drawers
- Modern choice of basins
- Modern range of tapware with matching accessories including washing machine taps, and double towel rails to ensuite and bathroom
- 2m high ceramic tiling to shower recess
- 200mm skirting tile to ensuite, bathroom, laundry & WC's
- 400mm tiling over bath
- 200mm tiling over bathroom vanities
- 400mm of tiling over laundry trough
- Floor tiles to ensuite, bathroom, laundry & WC's
- Ceramic tile soap holder to showers

Note: All items are from the builder's selection. Custom or customer supplied items will be priced on application. Quotation takes precedence over the specification
Current as at 9th March 2020 and can be changed without notice.