

PLANS & PRE-START:

- Plans designed & drafted to your specific requirements
- Fixed price contract
- Soil test & report
- Home Warranty Insurance
- All required builders construction & Liability insurance policies
- BASIX energy rating certificate
- Plans & specifications submitted to Council
- Council application fees
- Council inspection fees
- Engineer design & details for footings & slab
- Engineers designs for frames & trusses
- Plumbing fees, permits & inspections
- Personal assistance with inclusion selections & colour selections

FOOTINGS & SLAB:

- Site excavations as required to 300mm fall over house
- Termite treatment & certificate
- Reinforced concrete raft slab

EXTERNAL CLADDING:

- Hebel Power Panel
- Granomarlite render
- Painted to own colour choice with tinted waterproof membrane

FRAMES & ROOF TRUSSES:

- Engineer designed termite treated radiata pine pre-fabricated frames at 600cts
- Engineer designed termite treated radiata pine trusses at 900cts
- 2400mm ceiling height

ROOFING:

- Colorbond roof iron
- Colorbond gutters
- 100 x 75 mm downpipes to match external walls
- H3 treated primed timber fascia painted to your colour choice
- Sisalation to roof area

INSULATION:

- R3.3 Insulation Batts to ceilings
- R1.5 Insulation batts to wall cavity

WINDOWS:

- Aluminium windows as shown on plan
- Aluminium flyscreens to all windows
- Aluminium flyscreens to all sliding doors

DOORS:

- Front entrance door with glass panels to \$600
- Handle & lock from builders range
- Hume HAG9 or HA4 internal doors
- Lever internal door handles
- Door stops to swinging doors
- Weather seals to external doors

INTERNAL:

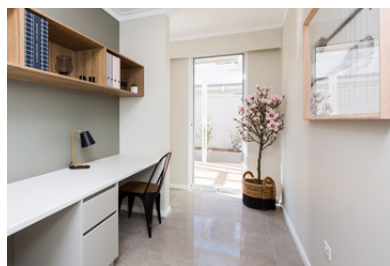
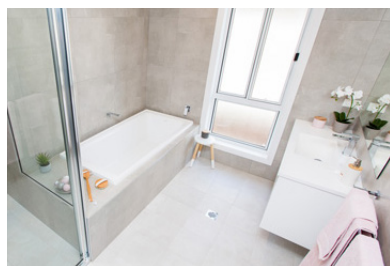
- 65mm splayd timber architraves & skirtings
- 90mm cove cornice throughout
- Linear or 3 step cornice to living areas to homes over 180sqm
- Plasterboard to walls & ceilings
- Villaboard to wet areas

KITCHEN:

- 20mm Essa Stone benchtops
- Lamiwood gloss kitchen cupboards & drawers
- Microwave provision
- Westinghouse WSF6606X 60cm stainless steel dishwasher
- Westinghouse WFE914SB 900mm stainless steel freestanding cooker or 600mm as shown on plan
- Smeg 900mm or 600mm concealed rangehood as shown on plan
- Neko Cruz 1¾ bowl sink to homes under 180sqm
- Neko Locus double overmount bowl to homes over 180sqm
- Gallery Whitely Gooseneck sink mixer
- Splashback tiles to 600mm from builders range

LAUNDRY:

- Neko 45lt flushline laundry tub
- Lamiwood gloss laundry cupboards
- Mixer tap
- Splashback tiles to 600mm from builders range
- Square chrome floor waste



BATHROOM & ENSUITE:

- 1510mm Decina Como bath
- Neko/Marquis vanity - size as per plan
- Tiled shower base with wet-seal protectant sealant
- Aluminium framed, clear laminated glass showerscreen with pivot door
- Latilla Back to wall toilet suite with soft close seat
- Harmony Alto mixer tapware
- Abey Novara square head, ceiling mount shower rose
- Exhaust fan
- Polished edge mirror above vanity
- 2000mm high wall tiles from builders range
- Floor tiles from builders range
- Neko Cue double towel rail, toilet roll holder, glass shower shelf
- Square chrome floor waste

CUPBOARDS:

- 4 shelves to linen cupboard
- Bank of shelves to all robes with top self & hanging rail
- Hume swinging doors to all cupboards

HOT WATER UNIT:

- Rheem Integrity instantaneous hot water unit

FLOOR COVERINGS:

- Tiles to kitchen, meals, family, bathroom, laundry, toilet, ensuite & entry from builders range
- Flexible adhesive to tiled areas
- Stain Master carpet with high density underlay from builders range

BLINDS:

- Roller blinds bedrooms, lounge, family, meals windows from builders range
- Panel glide blinds to sliding doors from builders range

LIGHT FITTINGS:

- Downlights throughout
- Downlights to porch & patio
- Fluorescent light to garage
- Spotlight to rear exterior

HEATING:

- Ducted Braemar 3 star gas heating with programmable thermostat

COOLING:

- Ducted Coolair evaporative air conditioning

ELECTRICAL:

- Double power points throughout
- Smoke detectors wired to mains power
- 2 TV points
- TV antennae
- 1 phone point
- Doorbell wired to mains power
- Connections to mains
- Wired ready for NBN connection

PAINTING:

- All internal & external painting to your colour choice with Watty paint

PLUMBING:

- Sewer connections to mains
- Storm water connection as required
- 3 external taps

GARAGE DOORS:

- Strammit panel lift remote controlled garage door
- Strammit roller door to rear (if applicable)

LANDSCAPING:

- 800mm wide plain concrete paths to perimeter
- Plain concrete driveway
- Plain concrete path to clothesline
- Clothesline
- 1800mm high colorbond panel fencing
- 2 colorbond side gates with latches
- Kikuyu turf to front & rear
- Inground computerised sprinkler system to lawn areas
- Paved garden edges
- Selection of plants to garden beds
- Bark mulch to garden beds

PRE-HANDOVER:

- Internal & external cleaning
- Removal of all waste material
- WWCC Final inspection
- Riverina Water inspection
- Quality control inspection

HANDOVER:

- Handover keys
- Handover certificates, manuals & documentation

**Please note: Some of the images displayed in this document may show non-standard upgrades.*

