

EXTERIOR

Walls	Painted render with feature face brick
Roofing	Colorbond metal sheet roofing
Lintels	Galvanized mild steel
Guttering	Painted colonial or similar
External Balustrade	Aluminium with powdercoat finish
Concrete Slabs	As per Structural Engineer's specification
External Windows	Aluminium frame with powdercoat finish & keyed locks
External Sliding Doors	Aluminium frame and powdercoat finish
Flyscreens	To match windows & sliding doors
External Door Furniture	Tri-lock lever (SC)
Garage Door	Gliderol, Colorbond sectional door
Outdoor Courtyard & Drying Areas	Brick paving as per architectural drawings
External Fencing	Stratco "neighbourhood" fencing or similar
Letterboxes	Included
Landscaping	Included

INTERIOR

Internal Walls	Masonry brickwork
Wall Finish	Hard wall plaster
Ceilings	Flush plasterboard to ceilings
Cornice	75 mm cove or similar
Insulation	R3 batts
Entry Doors	Corinthian Maddison or similar
Interior Doors	Flush panel
Store Doors	Flush panel, weatherproof as required
Robe Doors	Sliding mirror doors
Internal Door Furniture	Outline lever (SC) or similar
Door Seals	Weatherproof to entry doors
Kitchen Cupboard and Pantry Doors	Square edged pre-finished flat panel doors
Vanity Doors	Square edged pre-finished flat panel doors
Window Treatment	Venetian Blinds (excluding wet areas)
Kitchen Benchtop and Upstand	Laminate with square edged finish
Vanity Top	Laminate with square edged finish
Drawers	Square edged pre-finished flat panel drawers
Drawer & Door Handles	Included

APPLIANCES

Cooktop	Omega – Stainless steel
Oven	Omega – Stainless steel
Range Hood	Smeg Canopy – Stainless steel
Clothes Dryer	Included
Hot Water System	Gas Instant
Air Conditioning	Split System

SANITARY AND TAPWARE

Kitchen Tap	Pace sink mixer
Kitchen Sink	Harris 1 & ¼ bowl stainless steel
Bathroom and Ensuite Tap Set	Mizu basin mixer (1500 series)
Basins	Vitreous china, semi recessed or similar
Shower Set	Posh Solus hand shower with Mizu shower mixer
Laundry Trough	45 litre tub & cabinet
Trough Taps	Posh Base CP laundry sink mixer
Washing Machine Taps	Gen X
W/C	BKS Valero dual flush suite
Toilet Roll Holder	Included
Towel Rail	Included

ELECTRICAL

Smoke Detector	Included
Light Fittings	Included
TV Points	Included
TV Service	Free to Air included. Provision for Pay TV Service
GPO	Included
Telephone Points	Included
Exhaust Fans	Included

WALL FINISHES

Paint	Taubmans or similar
Tiling	Ceramic tiling
Laundry	Ceramic tiles above trough and to skirting
Kitchen	Ceramic tile splash back over bench up to underside of overhead cupboard
Bathroom	Ceramic tiles to skirting, above vanity and 2m high in showers
Ensuite	Ceramic tiles to skirting, above vanity and 2m high in showers

FLOOR FINISHES

Tiling	Ceramic tiling to entry, kitchen, laundry, ensuite & bathroom
Carpet	Plush pile to main living areas including bedrooms

GLAZING

General Glazing	Clear glazed except obscure to ensuite & bathrooms, where applicable
Shower Screens	Clear laminated safety glass with either pivot or sliding powdercoated aluminium framed door