

<b>Frame and Trusses</b>	<ul style="list-style-type: none"> <li>All external wall frames and roof trusses to be a minimum of 90 x 35 structural pine or greater</li> <li>2.7m high ceilings to Ground and First Floors</li> <li>All frames and trusses will be termite resistant for everyone's peace of mind</li> </ul>
<b>Windows</b>	<ul style="list-style-type: none"> <li>Aluminium sliding or awning windows and sliding doors (clear glazed)</li> <li>All to have keyed locks that can also be deadlocked</li> <li>All windows to be fitted with nylon flyscreens (excludes external doors)</li> </ul>
<b>Brickwork</b>	<ul style="list-style-type: none"> <li>Bricks from Austral Bricks – Albion Park Rail. Their sales staff will show you around their display centre so you can select the brick of your choice up to and including the Metallix range</li> <li>Exposure grade bricks as required</li> <li>Corrosion resistant brick ties</li> </ul>
<b>Roof Coverings</b>	<ul style="list-style-type: none"> <li>Selection of all BHP Colorbond colours including metal fascia and gutter. 50mm insulation blanket under roof sheets also provided for extra protection (0.42 corrugated)</li> </ul>
<b>Electrical and Gas Inclusions</b>	<ul style="list-style-type: none"> <li>Removable cover plate light and power switches</li> <li>Earth leakage safety switch installed to meter box</li> <li>Smoke detectors to mains power with battery back-up installed to protect bedrooms</li> <li>(2) T.V. and Foxtel points and one (1) phone point installed at your desired location.</li> <li>(2) internal gas points</li> <li>Instantaneous gas hot water system</li> <li>Light/heater/fans to ensuite, bathroom</li> <li>Ceiling lights (1 per bedroom and 2 per living rooms typical)</li> </ul>
<b>Insulation</b>	<ul style="list-style-type: none"> <li>R1.5 batts to the walls</li> <li>R 3.0 batts to the ceilings</li> </ul>
<b>Plasterboard Linings</b>	<ul style="list-style-type: none"> <li>10mm Unispan to ceilings</li> <li>10mm plasterboard to walls</li> <li>10mm wet area plasterboard &amp; villaboard to wet areas</li> <li>10mm water resistant plasterboard to laundry, kitchen and alfresco ceilings</li> <li>90mm cove cornice throughout</li> </ul>
<b>Kitchen</b>	<ul style="list-style-type: none"> <li>Quantum Quartz 20mm standard colour bench tops</li> <li>2100mm high cupboards</li> <li>Laminate sheen finish flush doors</li> <li>Bulkheads above overhead cupboards to level ceilings</li> <li>Smeg stainless steel appliances – Oven, Cooktop &amp; Undermount Rangehood</li> <li>Stainless steel 1 ½ kitchen sink with a mixer tap and pop up wastes</li> </ul>
<b>Bathroom and Ensuite</b>	<ul style="list-style-type: none"> <li>Toilet Suite – Stylus WC Suite – Banksia back to wall</li> <li>Newbury Rect. Bath - (1675x760x446mm) bath to main bathroom</li> <li>Forme Vanity - wall hung</li> <li>Mirror - polished edge</li> <li>Shower screens - semi-frameless with chrome top rail</li> <li>Accessories – Phoenix Radian (towel rail, towel ring, toilet roll holder and soap holder)</li> <li>Tapware – Phoenix Vivid Mixers</li> <li>Pop up wastes</li> </ul>
<b>Laundry</b>	<ul style="list-style-type: none"> <li>1.2m laminate cabinet &amp; bench top</li> <li>Everhard laundry tub - 45ltr Benchline tub SS</li> <li>Ivy Slim Sink Mixer (chrome)</li> </ul>
<b>Internal Stairs</b>	<ul style="list-style-type: none"> <li>Enclosed timber stair with pine stringers including treads and risers for carpet finish</li> <li>Pine handrail and posts with 12x12mm metal vertical balustrade</li> </ul>
<b>External First Floor Balconies</b>	<ul style="list-style-type: none"> <li>Treated pine decking</li> <li>Powder coated aluminium posts &amp; handrail with semi frameless glass balustrade.</li> </ul>
<b>Doors</b>	<ul style="list-style-type: none"> <li>Corinthian Madison primed PMAD 104 entry door</li> <li>Corinthian TH7 laundry door</li> <li>Flush internal doors throughout (sizes as per plans)</li> <li>Skirtings and architraves are 67 x 18mm solid pine including square, bevelled, splayed, bull-nose, pencil round or colonial profiles</li> <li>Door stops to doors where required and latches to robe doors</li> </ul>
<b>Door Furniture</b>	<ul style="list-style-type: none"> <li>Lockwood pull handle to front door</li> <li>Lockwood Velocity Series to internal doors</li> <li>Lockwood Nexon to laundry door</li> </ul>
<b>Garage Doors</b>	<ul style="list-style-type: none"> <li>The latest in panelled B&amp;D finger-proof sectional garage doors with remote control handsets for your car</li> </ul>
<b>Wardrobes</b>	<ul style="list-style-type: none"> <li>Mirror sliding doors</li> <li>Robes to have a full length shelf 1,750mm from floor with rail for hanging clothes</li> <li>4 shelves to linen cupboards</li> <li>Bed 1 robe to have melamine draws and open shelves with hanging space</li> </ul>
<b>Wall and Floor Tiling</b>	<ul style="list-style-type: none"> <li>Large selection of ceramic wall and floor tiles from Phillips Tiles</li> <li>Wall tiles to ensuite and main bathroom up to 1.2m high and 2.1m in showers</li> <li>Skirting tiles to laundry and WC</li> <li>100mm chrome floor wastes</li> <li>Tiled splash back to laundry tub and kitchen</li> </ul>
<b>Floor Finishes</b>	<ul style="list-style-type: none"> <li>Porch and patio to be concrete with cove finish</li> <li>Garage slab steel trowel finish</li> <li>Bedrooms particle sheet flooring or concrete for carpet finish</li> </ul>
<b>Painting</b>	<ul style="list-style-type: none"> <li>Illusive white ceilings and cornice</li> <li>Three coat paint system to internal walls and timber work (Taubmans Endure)</li> <li>Large range of Taubmans colours</li> </ul>

\* As at 1 July 2015

QUALITY INCLUSIONS



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