

Pre Construction

Council approval fees, house plans, soil tests, footings and slab design, surveyor house set out, builders all risk insurance.

Site Works

Level pad and retaining walls as required.

Foundations & Concrete Slab

The footings & slab shall be designed in accordance with the geotech report by a structural engineer.

Plumbing

Drainage, sewer and stormwater to council approval.

Pest Treatment

To slab penetrations and perimeter.

Timber

Framing: Graded and seasoned pine to "N2" specification.

Trusses: To manufacturers design to "N2" specification.

Flooring: Particle-board to upper level of 2 storey homes.

Stairs: Carpet-grade stairs to 2 storey homes.

External Walls

Paint finish to cement render base over brickwork.

Face brickwork – Price on application.

*Choice of colours from our builders standard range.

Roof

Concrete roofing tile. Colorbond Fascia & Gutter.

Metal roofing – Price on application.

*Choice of colours from our builders standard range.

Windows

Powder coated aluminium frames.

External flyscreens to all windows and sliding doors except garage.

Obscure glazing to bathroom, ensuite & w.c.

Reflective glazing, if required to comply with Energy Efficiency Ratings.

*Choice of colours from our builders standard range.

Window Furnishings

Vertical blinds to all windows and sliding glass doors except bathroom, ensuite, w.c. and garage.

*Choice of colours from our display boards.

Doors

Internal

Paint grade, pressed panel design. Satin-chrome finish lever handles. Chrome finish hinges.

Robes

Mirror sliding doors to bedrooms, vinyl sliding doors to other areas as shown on plan. Chrome frames.

External

Paint grade with decorative feature mouldings.

Deadlock set to front door & internal garage door.

Garage

Auto panel lift with two remote handsets.

*Choice of colours from our builders standard range.

Cabinet Work

Kitchen

Laminate square edge doors & post formed tops, overhead cupboards (210cm high) to wall with oven. Pantry as per plan.

White melamine interiors. Metal drawer runners.

*Choice of colours from our display boards.

Vanities

Laminate square edge doors & post formed tops.

*Choice of colours from our display boards.

Fittings

- White vitreous china drop-in and semi-recessed vanity basins as shown on plan, with chrome plug & waste.

- White acrylic bath.

- White vitreous china toilet suite. 6-3 dual plastic flush cistern and seat.

- Laundry trough as per plan, either drop-in 45L stainless steel tub or 45L stainless steel tub with metal cabinet.

- Stainless steel kitchen sink 1¾ bowl.

Tapware

- Chrome finish flick-mixers.

- Chrome finish shower set.

- Chrome finish bath spout.

- Chrome finish washing machine cocks.

- 2 x brass external taps.

Bathroom Accessories

- Chrome finish towel rails, toilet roll holders & soap dishes.

- Clear safety glass shower screens with chrome frames.

- 90cm high square framed mirror, full length of vanity with chrome frames.

Purchaser's Signature/s: Date Signed:

Internal Fit-out

Ceilings: 10mm unispan.
2.4m ceiling height.
Walls: 10mm plasterboard.
Villaboard to wet area walls.
Cornices: 90mm coved.
Skirtings: 68x11mm Paint-grade Colonial profile.
Architraves: 42x11mm Paint-grade Colonial profile.
Robes: 1 shelf & 1 chrome hanging rail.

Painting

Interior

2 coat system Washable low sheen acrylic to walls.
2 coat system Flat acrylic to ceilings.
3 coat system Gloss enamel finish to woodwork.
Optional low sheen feature colour to one wall.

Exterior

2 coat system Armawall Ultrafine finish to render.
2 coat system Low sheen acrylic to eaves.
*Choice of colours from our builders standard range.

Electrical

- Circuit breakers to earth leakage to meter box.
- Mains 10 lineal meters.
- Lights & power points as per plan.
- 3 x TV points located as per plan or per builders location.
- 2 x telephone points (master bedroom, kitchen).
- Smoke detectors as per statutory requirements.
- 1 x T.V. antenna.
- Ceiling fans to bedrooms, lounge and family.
- 1 x reverse cycle back-to-back 2.5 h/p split system airconditioner. Located as per plan or builders location.
- 1 x reverse cycle back-to-back 1 h/p split system airconditioner to double storey homes only. Located as per plan or builders location.
- Exhaust fans to bathroom and ensuite.

Electrical Appliances

Oven: Stainless steel, multi-function.
Omega. Model # 00651XA
Cook top: Ceramic 4 burner.
Omega. Model # OC64BA
Rangehood: Stainless trim, front recirculating slideout.
Omega. Model # OA412FRX
Dishwasher: Stainless steel, inbuilt.
Omega. Model # DW2112X
H.W.S. Rheem 275 litre heat-pump system
(or equivalent).

Light Fittings & General Power Outlets

As per electrical plan. Generally down lights and selected oyster fittings. Single fluorescent tube to garage. 1 x 32 watt fluorescent light to kitchen.

Carpet

Laid on 10mm bonded foam underlay.
Either Cut-pile nylon or Textured loop pile polypropylene.
As indicated on plan.
*Choice of colours from our display boards.

Tiling

Living Area

Floor as indicated on plan.

Kitchen

Floor, kickboards & 60cm high splashbacks.

Bathroom / Ensuite

Floor, kickboards, 120cm high to walls, 180cm high to shower.

Toilet / Laundry

Floor, skirtings, splashback to tub & 40cm high behind washing machine space.

*Choice of tile scheme from our display boards.

Drive Path and Pads

Exposed aggregate concrete drive to garage and path to front door. Exposed aggregate concrete pads to sliding doors (0.9m wide x opening length), under clothesline (2.0m x 1.8m) and patio. As shown on site plan.

Letterbox and Clothesline

Letterbox: free-standing lockable, powder coated.
Clothesline: wall-mounted or free-standing, powder coated.

Security

Security screen to entry and one rear sliding door. Security locks to all windows and external doors. Deadlock to front and internal garage door.

Landscaping

Fully landscaped with A-grade turf. Minimum of two no. 45L shade trees, 10 shrubs & 15 ground cover plants including garden soil & mulch. Concrete kerbing in garden. Manual sprinkler system.

BUILDING MAINTENANCE PERIOD – SIX MONTHS FROM HANDOVER

Shade variations may occur between actual colour of finishes supplied and sample boards displayed.

Ingles Homes (Qld) Pty Ltd reserves the right to alter any of the inclusions subject to availability or its continued product development.

Purchaser's Signature/s: Date Signed: