

09.03.2007

#### 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.

#### External Walls

Option 1: Face brickwork – standard height bricks, natural mortar with raked joints.

Option 2: Combination of Linea weatherboard cladding and rendered brickwork with paint finish.

Full rendered finish – 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 & 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.

### Exterior

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.
- 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.

## Fencing

180cm high treated pine 'good-neighbour' style. Three boundaries to front line of house with return to house and single gate to one side.

As per estate building covenant.

## 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.

## Water Tanks

5000L above ground coloured poly water tank with pump and plumbing connected to laundry and toilet systems.

## 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.

## BUILDING MAINTENANCE PERIOD – SIX MONTHS FROM HANDOVER

Shade variations may occur between actual colours of finishes supplied and sample boards displayed.  
Fixtures, fittings & finishes to be as nominated (subject to availability) or similar quality approved equivalent.

Purchaser's Signature/s: ..... Date Signed: .....