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## CLASSIC INCLUSIONS

### LICENCES, ADMINISTRATION ETC.

- Full working drawings
- Housing Indemnity Insurance & Construction Insurance
- Soil Test/classification and Site Feature Survey
- Engineer Drawings (standard pricing on "S" Class site)
- Life time Structural Guarantee
- 6 Month Defect Liability Period
- Building Licence and Water Corporation Fees
- Termite Treatment(Biflex spray)
- Fixed Price Contract
- Site works for "S" class sites (**Provisional Sum**)
- **BAL Assessment** (Bushfire Alert Level)

### EXTERNAL FEATURES

- 2 Course brick veneer construction - Brickmakers Contemporary Collection or Primeline Cladding (Chamfered, Heritage, Ezilap) or Colourbond
- Westpine Blue treated wall frames & roof frames
- Colourbond roof, gutters, fascia and gutters
- Solid front door (**\$500 PC**)
- Front door furniture Ambassador entry lever set / Contractor Series, single cylinder deadlock
- 2 x external garden taps
- **Bosch** Optiflow Professional gas hot water system - (optional upgrade to Solar or Electric Heat Pump)
- Powdercoated aluminium windows all key-locked (with breezeway function)
- Double garage with remote control panelift door and 2.4 high ceilings with **2250mm high clearance**  
Or Carport lined at 25c with 115mm x 115mm Design Pine Posts (Painted)
- Flyscreens to all opening windows and sliding doors
- Verandah / Porch / Alfresco posts **115mm x 115mm Design Pine Posts** (Painted)
- All external painting i.e. timberwork, downpipes etc.
- Sewer/water/power connection plus **15m** of run allowance
- 100mm thick garage floor with reinforcing mesh

### INTERNAL FEATURES

- Quality door furniture (Gainsborough - Contractor 100 & 700 Series)
- All internal painting (2 standard colours - no special effects allowed for)
- **Insulation** - R4.0 Batts to Ceiling and R2.5 Batts with Builders wrap to external walls
- Walk-in/Built-in robes in all bedrooms with shelf and rail
- Full height Laminated MDF board or mirrored sliding doors to robes & linen cupboards where shown on plan
- **Floorcoverings**, quality Carpet and Vinyl (**Provisional Sum**)
- **Window Treatments** (Vertical Blinds to all windows except Bathroom, Ensuite & WC) (**Provisional Sum**)
- Redicoat flush panel Doors
- Timber window sills (**Ezi Trim Pine**) except WC's, Laundry, Bathroom & Ensuite
- Skirting 66mm splayed - **Ezi Trim Pine**
- Door frames & Architraves 66mm splayed - **Ezi Trim Pine**

## KITCHEN FEATURES

- Postform tops with laminated fronts
- **BEKO** 600mm Gas hotplate with cast iron trivets & flame failure **Model #HIMW64225SX**
- **BEKO** 600mm Electric underbench oven **Model #BIF22100XO**
- **ROBINHOOD** 900mm Canopy Rangehood **Model# RWC3CL9SS**
- Tiling (up to **\$35m<sup>2</sup> PC**) (200 x 200 standard tiles) - no porcelain tiles, no listellos/feature tiles or border tiles allowed for
- Posh Solus MKII Stainless Steel Sink - 1 1/2 bowl
- Base MKII Quality flickmixer tap set

## BATHROOM/ENSUITE/WC's

- Postform tops with laminated fronts (no gloss tops)
- Vitreous China vanity basins (White)
- Quality flickmixer tapware to vanities
- Framed mirrors to Bathroom and Ensuite
- **1520mm** Acrylic bath to bathroom
- Flixmixer with swivel outlet to bath
- **Bermuda floor waste** to Shower recesses & floor waste, bathroom and ensuite (concrete floors only)
- Base flickmixer with Mizu Drift Hi Rise wall shower outlet to ensuite and bathroom
- Fully framed clear glazed pivot shower screens to ensuite and bathroom
- **3in1** IXL Triumph **Model #11311** (2 heat lamps/light/fan) plus a standard exhaust fan
- **Gen X** chrome double towel rails
- Ceramic Soap Dish
- Vitreous full skirted toilet pans (White)
- **Gen X** chrome toilet roll holders
- Chrome floor waste to WC's
- Tiling (up to **\$35m<sup>2</sup> PC**) (200 x 200 standard tiles) - no porcelain tiles, no listellos/feature tiles or border tiles allowed for (extra for laying of Porcelain tiles)

## LAUNDRY

- 900mm Laminated Cabinet with Posh Solus 45ltr inset trough
- Base flickmixer to trough
- Washing machine taps and power point in cabinet
- **Chrome floor waste**
- Tiling (up to **\$35m<sup>2</sup> PC**) (200 x 200 standard tiles) - no porcelain tiles, no listellos/feature tiles or border tiles allowed for

## ELECTRICAL

- **16** standard lights (including external lights)
- **16** double power points (plus 1 external)
- **1** x LED fluoro light to garage
- Twin sensor light to front of Garage
- **1** T.V. outlet
- **2** smoke detectors - as required
- **1** telephone point - Connection by Telstra

**Also Included**

- **Driveway** (66m<sup>2</sup> allowance), path to front door and alfresco in standard grey concrete
- Cleaning at completion of home (inside and out)
- 6 months defects liability period

**NOT INCLUDED**

- Siteworks for non "S" class site, Telstra connection fee, Western Power connection fee & usage, any council requirements (ie : soakwells - should they be requested), letterbox, clothes line, television antenna, Double glazing or Low E film.
- Requirements for 6 Star Energy Assessment, Planning Application fees to council
- Landscaping, reticulation, retaining walls, planters, furnishing, fridge, dishwasher, microwave, brick paving to areas unless otherwise noted, listello and feature tiles, light fitting's (location and quantity), retaining walls, fences and gates.
- **BAL requirements**

Specification subject to change without notice.

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