



## Classic Range Inclusions

### Preliminaries

Design Consultants	Architect design to suit lot Design of structural slab Contour & peg out survey plan
Fees	Engineer inspection fees Council Development Application fees Construction Certificate Application fees Long Service Levy Certifier Inspection fees Scaffold work to workcover requirements
Insurances	Home Warranty Insurance All associated building insurances

### Foundation

Class 'M' waffle pod concrete slab, to suit 500mm fall over building platform

### External

Termite Treatment	Trithor Termite Protection System
Bricks	Face brickwork from PGH & Boral builder's range
Roof	Concrete roof tiles from Trevelle's classic range
Windows	Aluminium windows with keyed locks (to openable windows) from builder's range of colours
Sliding Doors	Aluminium doors with keyed locks from builder's range of colours
Fascia & Gutter	Colourbond maintenance free fascia & gutters from builder's range of colours
Eaves	Standard 450mm wide eaves to home design
Garden Taps	1 at front & 1 at rear
Garage Door	Gliderol panel lift sectional overhead door

### Internal

Insulation	R1.5 to external walls excluding garage wall R3.0 to ceilings excluding garage Medium density roof sarking under roof tiles
Ceiling Height	2.440mm to ground floor
Plasterboard	10mm Plasterboard to all internal walls and ceilings with 6mm Villaboard to wet room areas
Cornices	90mm cove cornice throughout
Skirting & Architraves	60mm half splayed
Staircase	Modern stairs with standard pine handrail & balustrades (2 storey design only)

### Kitchen

Overall	Custom made Kitchen to suit standard home design Dishwasher plumbing point & single power point
Appliances	'Blanco' BCCK60N 600mm ceran electric cooktop or 'Blanco' BCG640NX 600mm stainless steel gas cooktop 'Blanco' BOSE65X 600mm stainless steel multifunction electric oven 'Blanco' BRSR60X 600mm recirculating stainless steel fascia rangehood
Sinks & Taps	'BlancoTippo' double bowl stainless steel kitchen sink 'Blanco' B5899 360° swivel spout chrome sink mixer
Bench Top & Cabinetry	Laminated kitchen benchtop with overhang Lamiwood doors by Laminex with 2mm ABS edge strip or 'Colourboard' by Formica 1 Set of 'Blum' metabox cutlery drawers up to 500mm deep 2 adjustable shelves in overhead cabinets & 1 to bottom cabinets
Handles	Quality kitchen handles from Trevelle range

### Doors

Front Door	Corinthian Madison selection from builder's range
Laundry Door	Corinthian No. 7 Tempered Hardboard Door
Internal Doors	Corinthian flush hinged standard doors
Furniture	Gainsborough 'Trilock Series' to front door from builder's standard range Gainsborough 840 Governor set to Laundry & garage internal door Gainsborough 'Contractor 100 Series' leversets to internal doors from builder's standard range

### Bathroom / Ensuite / Laundry

Bath tub	Decina 'Carina' 1675mm white acrylic bath
Toilet	Argent 'Isis' vitreous china close coupled toilet suite with soft close seat
Vanity Units	Modern style custom made wall hung vanity with single vitreous china semi-recessed basin
Shower Screen	'Integrity' Aluminium semi-frameless clear glass shower screens with pivot door
Tapware	Quality 'Look' chrome tapware throughout
Accessories	Quality accessories from 'Look' range
Mirrors	Polished edged mirror
Laundry Tub	Freestanding 'Everhard' stainless steel 45ltr tub with cabinet and rinse bypass
Waste Drains	Chrome floor wastes

### Floor Coverings

#### Tiling

Bathroom & Ensuite	1.8 metre high wall tiling to shower enclosure and 1.2 metre wall tiling to bath. Skirting tiles to remaining walls
Laundry	Skirting tiles to walls and minimum 600mm to laundry splashback
Floor tiles	Floor tiles to Bathroom, Ensuite, Powder room, Laundry & WC (allowance up to \$22 per square metre-retail) Minimum 600mm splashback

#### Kitchen Splashback

#### Electrical

Bedrooms	1 light switch and 1 light bayonet per room 1 double power point per room
Kitchen / Laundry	1 double power point to kitchen & laundry Single power point allowance for dishwasher, fridge & dishwasher space
Internal Areas	1 TV point and 1 phone point
External Areas	Allowance of 3 external light points
Smoke Detectors	Hard wired smoke detectors with battery back up as required
Safety	Automatic electrical circuit breakers and safety switch at power board

#### Hot Water

Type	Rinnai Gas Continuous flow hot water heater system
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#### Paint

Internal Walls	Taubmans washable low sheen paint to internal walls (3 coat system)
External Areas	Acrylic paint to designated areas (as per design)
Doors/architraves/skirting	Gloss paintwork