

# Classic Range Inclusions

## Preliminaries

Design Consultants	Architect design to suite lot Design of structural slab Contour plan
Fees	Engineer fees for 2 peg out surveys Council Development Application Construction Certificate Long Service Levy Occupation Certificate
Insurances	Home Warranty All associated company building insurances

## Foundation

Class 'M' waffle pod concrete slab, to suite  
Level block & max 6.0m setback to garage.

## External

Termite Treatment	Trithor system to perimeter
Bricks	Face brickwork from Boral Escura Velour range
Roof	Concrete roof tiles from Trevelles classic range
Windows	Dowell aluminum windows throughout
Fascia & Gutter	Colourbond maintenance free fascia & gutters
Eaves	Standard 450mm wide
Garden Taps	1 at front & 1 at rear
Garage Door	Panel lift sectional overhead door, with [3] handsets

## Internal

Insulation	R1.5 to external walls excluding garage wall R2.5 to ceilings excluding garage & alfresco
Ceiling Height	2.440mm to ground floor
Cornices	90mm cove cornice throughout
Skirting & Architraves	67mm half splayed
Staircase	Modern stairs with metal baluster

## Kitchen

Overall	Custom made Kitchen to suit design with height up to 2400mm
Appliances	600mm fan forced stainless steel oven 600mm ceran or gas cooktop 600mm recirculating stainless steel rangehood
Sinks & Taps	1.75 bowl quality sink Quality chrome sink mixer
Bench Top & Cabinetry	Laminated benchtop with 300mm overhang Lamiwood doors (Wilsonart Laminex, Polytec) with 2mm PVC edge strip "Blum" hinges with soft closing & life time guarantee White tandem drawers 500mm deep 2 adjustable shelves in overhead cabinets & 1 in bottom cabinet with soft closing
Handles	Quality stainless steel from Trevelle range

## Doors

Front Door	Corinthian Madison Range
Laundry Door	Corinthian Hardboard Range
Internal Doors	Corinthian flush hinged door
Furniture	Selected Gainsborough Range

## Bathroom / Ensuite / Laundry

Bath tub	1700mm white oval bath
Toilet	Vitreous china toilet suite
Vanity	Modern style vanity with recessed basin
Shower Screen	Semi framed clear glass screen
Tapware	Quality chrome tapware throughout
Accessories	Quality accessories from Trevelle range
Mirrors	Stylish polished edged mirror
Light / Exhaust fan	Tastic to bathroom and ensuite
Laundry Tub	45ltr tub & cabinet

## Floor Coverings

### Tiling

Bathroom & Ensuite	1.2 meter high tiling throughout bathroom and ensuite and 1.8 meter high tiling to shower enclosure
Laundry	Skirting tiles to walls and minimum 600mm to laundry splashback
Floor tiles	Entry, Kitchen, meals, family & all wet areas (allowance up to \$22 per square meter)
Kitchen Splashback	Minimum 600mm splashback

### Carpet

Living & Bedrooms	100% Nylon cut pile
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## 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
Internal Areas	Light fittings as per required 1 TV point and 1 phone point
External Areas	Allowance of 3 external light points
Alarm System	Full alarm system

## Hot Water

System	Rinnai Gas Continuous flow water heater with recess box
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## Paint

Internal Walls	washable low sheen paint
Doors/architraves/skirting	Gloss paintwork