

Double Storey Inclusions

Preliminaries

- ✓ Full Working drawings for Council permit
- ✓ 10 Year Masterbuild Guarantee
- ✓ House fully cleaned on completion
- ✓ Code of Compliance Certificate
- ✓ DW Homes colour consultant
- ✓ Construction and Liability insurance
- ✓ Builders temporary supply box
- ✓ 364 Day Maintenance period

Site works

- ✓ Engineers inspection including PS4
- ✓ Scaffolding for edge protection
- ✓ Building rubbish removed from site

Concrete Floor

- ✓ Engineered ribraft foundation M class soils
- ✓ Foundation surveyors certificate

Exterior

- ✓ Corona satin shake tile roof where shown on plans
- ✓ Long run where shown on plans
- ✓ Roof pitch as shown on plans
- ✓ Coloursteel fascia and gutters
- ✓ Aluminum powder coated downpipes
- ✓ Hardie soffits 4.5mm
- ✓ External cladding Linea Sycon 180 where shown on plans
- ✓ Austral 70 series clay bricks with natural grey mortar where shown on plans
- ✓ Rendered brick work where shown on plans
- ✓ Double glazed aluminium windows including garage
- ✓ Clear float glass with Stippo to bathrooms and WC
- ✓ SR 13 Aluminium front door, Grey Float
- ✓ Touchscreen Deadlock Handleset Yale3109

Interior

- ✓ 2550mm stud standard to all ground floor
- ✓ 2400mm stud standard to all first floor
- ✓ Int doors (Hag 11) panel 2200mm high ground floor
- ✓ Int doors (Hag 11) panel 1980mm high first floor
- ✓ Steel ceiling strapping
- ✓ Square chrome door stops
- ✓ Schlage Stella passage sets
- ✓ Ventilated shelving to linen cupboards and wardrobes
- ✓ 90mm Gib Cove Ground floor
- ✓ 55mm Gib Cove First floor
- ✓ Bevel pine skirting 60mm
- ✓ Insulation - R2.4 Walls R3.3 ceilings, including Garage
- ✓ Manhole to ceiling
- ✓ 40mm Architraves to Interior doors and exterior windows
- ✓ 10mm plaster board to Walls, 13mm plaster board to Ceilings. 10mm Aqualine to wet areas

Garage

- ✓ Garage fully insulated walls and ceilings
- ✓ Fully lined and Painted
- ✓ Flat woodgrain steel garage door insulated
- ✓ Electric motors with remote controls

Alarm System

- ✓ Paradox Spectra 8 Zone Control Panel
- ✓ 10 Zone Keypad
- ✓ 1 x Internal screamer
- ✓ 1 x Multifunction Siren with deterrent LED's
- ✓ 3 x Pro Plus sensors
- ✓ 2 x Hardwired smoke detectors
- ✓ 1 x Back up Battery

Kitchen

- ✓ Custom built kitchen design as per plans
- ✓ 50mm Laminate benchtops with Flat Freeform Edge
- ✓ Bestwood melamine door & drawer fronts
- ✓ Bestwood melamine feature cabinetry colour panels
- ✓ Hafele Alto Classic Softclose doors and drawers
- ✓ Satin Designer R15 BFD695R15 Burn & Ferrall Top Mount
- ✓ Hafele 2 x 15 Litre pull-out bins
- ✓ Sink mixer Goose neck Pafoni with vege spray SK 185
- ✓ 900mm x 750mm glass splash back no cut outs

Scullery

- ✓ Scullery where shown on plans
- ✓ 30mm White laminate benchtop rolled edge
- ✓ 16mm Melamine open shelving

Kitchen Appliances

- ✓ Oven - Fisher & Paykel OB60SC5CEX1 SS
- ✓ Hob - Fisher & Paykel Ceramic Hob CE604CBX1
- ✓ Microwave - by Fisher & Paykel - OM25BLCX1
- ✓ Range hood - Fisher & Paykel Power pack
- ✓ Dishwasher - Fisher & Paykel One Touch DW60CHX1

Plumbing

- ✓ Basin mixers by Armada
- ✓ Shower Slides by Armada 3 Function
- ✓ Shower mixers by Armada
- ✓ 180 litre mains pressure hotwater cylinder
- ✓ 2 x Exterior hose taps

Bathrooms Ensuite and Laundry

- ✓ Athena Clearlite Acrylic Showers
- ✓ Mila back-to-wall toilet soft close seat
- ✓ St Michel vanities wall hung Malik Palo white
- ✓ Sorrento Bath 1675 x 760mm with head rest
- ✓ Heated Mirrors with Polished edges
- ✓ Chrome toilet roll holders
- ✓ Raymour S-Series Square 5 rail towel rail
- ✓ Estasi E6200 Laundry Tub

Electrical

- ✓ Recessed down lights
- ✓ Up down exterior wall lights
- ✓ 2 way switching
- ✓ Sensor unit
- ✓ Legrand Excel Life switch gear
- ✓ LED Rings to Light swithes
- ✓ Heat light fan units
- ✓ Heated towel rail points
- ✓ Single power points Legrand Excel Life
- ✓ Double power points Legrand Excel Life
- ✓ Wall mounted recessed entertainment boxes for TV's
- ✓ TV points
- ✓ Skypoints
- ✓ Telephone outlets
- ✓ Door bell

Tiling

- ✓ Mosaic feature tiles between vanities and mirrors

Decorating

- ✓ Level 4 paint finish with 3 coats to walls and ceilings
- ✓ Feature wall paper to one wall in master bedroom
- ✓ Feature wall paper to one wall in second bedroom
- ✓ Internal Doors 1 undercoat with 3 x top coats

Specifications valid as of 1st May 2017 and are subject to change without notification.