

General Items

- Concrete slab floor for class "M" soil classification with maximum 350mm cross fall over house pad
- Water service up to 10 lineal metres from connection point to house – includes 2 x external taps
- Sewer service up to 10 lineal metres from connection point to house
- Storm water up to 10 lineal metres from connection point to house
- Power connection up to 10 lineal metres from connection point to house
- Building approval and water connection fee (not including town planning fees)
- 6 1/2 year structural warranty
- 6 month builders maintenance warranty
- Termite treated wall frames and roof trusses
- Kordon termite treatment to perimeter and slab penetrations
- Sialation wall wrap to external walls
- Roof insulation R2.5 bonded 60mm blanket/sarking.
- 5000lt round water poly tank from standard range – includes pump and electrical connection

External Features

- Broom finish concrete to external covered patio, alfresco or porches as shown on standard plan.
- Roof pitch to suit specific façade design
- Colourbond roof, fascia and guttering
- Ceiling height 2550mm
- 90mm round PVC painted downpipes
- External walls face brick veneer select from Tapscott Homes standard range
- Powder coated aluminium windows from standard range ; flyscreens to all window openings
- Hume external doors selected from Newington, Nexus or Ultimo range (except XU14 and XU22 SL).
- Gainsborough Stronghold Series external round lockset
- B & D automatic panelift door/s to garage (Torino, Statesman, Seville, Federation)
- Flyscreen sliding door to all Aluminium sliding doors

Internal Features

- Internal painting with Dulux E2 environmental paints using 3 coat system. (one wall colour and white ceiling)
- Dux 26P instantaneous Gas hot water system
- Hume internal doors from Oakfield, Vienna, or Denmark range, Gainsborough Contractor 700 series lever internal door handles
- 75mm decorative cornice to all living areas and bedrooms and 75mm plain cornice elsewhere
- 68 x 12 FJ pine colonial skirting
- 42 x 12 FJ Pine colonial architrave
- Wardrobes to bedrooms to be sliding vinyl faced doors with craftwood shelving and timber edging.
- Bedroom Robes to be sliding vinyl faced doors where indicated with craftwood shelving and timber edging
- Carpet to Bedrooms and Lounge and tiles to remaining living area from builders range

Kitchen Features

- Fully laminated custom built kitchen with either post form or timber edging with highly moisture resistant grade white melamine interiors. Wide colour selection from standard range. Overhead cupboards as per standard layout
- Kitchen splashback tiles above bench to be selected from Tapscott Homes standard range
- Kitchen sink Coral stainless steel 1-3/4 bowl with chrome Raymor Projix mixer 4 Star
- Westinghouse s/steel electric cooktop (PHR285)
- Westinghouse electric oven - (POR667)
- Westinghouse Rangehood - (WRH608)
- Dishwasher provision only (including tap and power point)

Bathrooms, Ensuite and Laundry Features

- Ceramic floor tiles to bathrooms, ensuite and laundry selected from standard range
- Ceramic wall tiles to bathroom, ensuite and laundry selected from standard range - shower alcove to 2.1m high, over bath to 1.5m high, one row over vanity and laundry tub
- Vanity basins to be white Amthyst drop in.
- Vanity unit custom built with 1 set drawers
- Aluminium framed mirrors full width of vanity 900mm high
- Bath Aruba 1665mm acrylic bath
- All tap mixers Raymor Projix chrome plated from builders selection
- 45 litre s/steel laundry tub and poly cabinet with Raymor Armada wall mounted tub and washing machine taps & spout.
- Projix chrome plated metal toilet roll holders and 600mm towel rail
- Andorra 4 Star white toilet suite

Electrical Features

- Clipsal power point and light points – refer electrical plan
- HPM Tastic 3 in one heater, light and exhaust fan to ensuite and bathroom.
- Earth leakage circuit breakers and smoke detectors in accordance with statutory requirements
- HPM 3 blade brushed chrome ceiling fans to bedrooms and living areas. Phone point x 2; TV point x 2
- Light fittings – standard downlight fittings in either white or brushed chrome to all light points with fluorescent globes; 300mm round fluorescent light with diffuser cover to Kitchen and Laundry and 1 x 1.2m fluorescent light with diffuser to Garage.

Please note: drawings are for illustration purposes only. Where applicable the Inclusions List takes preference over any drawing, plan or illustration.

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