

General Items

- Concrete slab floor for class "S" 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.

External Features

- Roof pitch to suit specific façade design
- Colourbond roof, fascia and guttering
- Ceiling height 2400mm
- 90mm round PVC painted downpipes
- External walls face brick veneer select from Tapscott Homes standard range
- Powder coated aluminium windows from standard range
- Hume external doors selected from Newington, Nexus or Ultimo range (except XU14 and XU22 SL).
- Gainsborough Contractor Series external round lockset keyed alike
- B & D PanelMasta manual lift-up garage door
- Weather seals to all external hinged 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
- Standard flush panel redicote internal doors
- Gainsborough Contractor 100 series lever internal door handles
- 55mm cove cornice
- 68 x 12 FJ pine colonial skirting
- 42 x 12 FJ Pine colonial architrave
- Bedroom Robes to be sliding vinyl faced doors where indicated with craftwood shelf and hanging rail.

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 are not included
- Kitchen splashback tiles above bench to be selected from Tapscott Homes standard range
- Kitchen sink Raymor Atlantic stainless steel 1-3/4 bowl with chrome Victoria mixer tap 4 Star
- Westinghouse s/steel electric cooktop (PHR255)
- Westinghouse electric oven - (POR663)
- 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 Coral drop in.
- Vanity unit custom built with 1 set drawers
- Aluminium framed mirrors full width of vanity 750mm high
- Bath Aruba 1520mm acrylic bath
- Basin mixer Victoria chrome plated
- Sink mixer Victoria chrome plated
- Shower mixer Victoria chrome plated
- Bath mixer Victoria chrome plated with Boston Spout
- 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
- Bella Plus Sny 4 Star white toilet suite

Electrical Features

- Clipsal power point and light points – refer standard electrical plan
- Earth leakage circuit breakers and smoke detectors in accordance with statutory requirements
- Phone point x 1
- TV point x 1
- Light fittings – standard batten holders throughout
- Exhaust fan over stove

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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