

MountainGreyRise

STANDARD INCLUSIONS



Floor

Standard Class 'M' slab with founding depth of 200mm

External Walls

Clay bricks from Group 1 ranges

Roof

CSR Monier roof tile from Elabana or Tudor profile
Spouting Colourbond Quad
Downpipes – Colourbond 100 x 50

Insulation

Ceiling - R3.8 ceiling batts
Walls - double sided foil
- R2.0 wall batts to external walls

Hot Water

Vulcan VS160 Gas boosted Solar Hot Water Service

Windows

Aluminium
Flyscreens to windows (not doors)

Painting

Ceilings - 1 coat sealer undercoat
- 2 coats flat acrylic (*main living areas*)
- 1 coat sealer
- 2 coats professional low sheen / satin (*wet areas*)
Walls - 1 coat sealer
- 2 coats professional low sheen / satin (*acrylic*)
- 3 coats to timberwork
External - 2 coats to walls & ceilings

Skirtings and Architraves

Skirtings - MDF 67mm bevel edge
Architrave - MDF 42mm bevel edge

Plaster

75mm cove cornice
2400mm Ceiling Height

Heating

Central Heating (designed to suit home)
2.5hp Split system Air-conditioners (not including 2 bedroom plans)

Electrical

Provision of lights & power points as listed:
Low Voltage down lights to living areas
240 Volt to balance of home
15 Double power points
5 Single power points
2 Smoke detectors
1 TV point
1 Phone point

Ceramic Tiles & Carpets

Floor tiling as per plan
Wet area wall tiling (shower recess, 1 row above vanity)
Carpet as per plan
Kitchen splashbacks

Doors

Front door – Choice of 12 from builders range
Internal general - Flush panel Readicoat (including robes)

Bathroom

Bath - Moulded Acrylic 1675mm bath - white
900mm x 900mm showerbase - white
Pivot shower screen with clear safety glass
Laminated vanity units with laminate tops
Basin –China basin inset - white
Mirror, length of vanity x 700mm
Taps – Chrome
Towel Rails –Double Towel Rail

WC

China toilet suites closed coupled - White
Toilet Roll Holder – Chrome

Ensuite

900mm x 900mm showerbase – white **or**
1200mm x 900mm showerbase – white
Laminated vanity unit with laminate tops
Basin – China basin, inset - white
China toilet suites closed coupled - white
Pivot shower screen with clear safety glass
Mirror, length of vanity x 700mm
Taps – Chrome
Towel Rails – Double Towel Rail - Chrome
Toilet Roll Holder – Chrome

Laundry

Freestanding acrylic trough - white
Taps – Wall sink set chrome with washing machine stops

Kitchen

Cabinets – Laminate base cupboards, doors with PVC edge strip and laminate bench tops (as per plans)
Sink – Stainless steel 1 ¼ bowl, single drainer
Appliances - Wall oven 600mm (Electric) – Stainless Steel
- Cooktop 600mm (natural gas) – Stainless Steel
- Rangehood 600mm Slideout – Stainless Steel
- Dishwasher – Stainless Steel
Taps – Flickmixer - Chrome

Concealed Office (if included as per plans)

Office shelving joiner built with desk, and open overhead bookshelf (only to plans applicable)

Shelving

One shelf with hanging rail to each bedroom – Melamine
5 Shelves to linen and pantry – Melamine

Door Furniture

External – Lever handle style entrance lock – Chrome
Internal – Lever style passage sets – Chrome
Wardrobes – bar handles – Chrome

Pest Control Treatment – LOSP Framesure

Soil Test

Council Building Permit

Comprehensive Insurance Policy

Slimline or Heritage Panelift Garage Door including remotes

External Taps – 3 Included

Connection costs are included

Window furnishings – Internal Roller Blinds

Basic Landscaping as per site plan

Perimeter Fencing

Plain External Concreting as per site plan

TV antenna

Letterbox

Clothesline

5 STAR energy rating

Inclusions as at 19th September 2008