

We aim to include a large range of features in your home that may be listed as “extra” by our competitors.

Just some of the “unseen” features in our quality homes are:

- Footing Allowance for an ‘M’ Class site which is a more realistic starting point
- Reinforcing & concrete strength increased in Garages to **minimise cracking**
- Wall studs trenched into plates to **minimise movement**
- Improved painting standard with a sealer/undercoat plus 2 finishing coats used on ceilings **which provides a more even look**
- Satin enamel paint on woodwork **much more durable than acrylic**

- Window locks & deadlocks on all doors **for improved security**
- Black aluminium mesh in flyscreens **much tougher than nylon**
- Weatherseals to external doors **to stop draughts & save energy**
- Retractable exhaust fans - close the vent when not in use **to stop draughts & save energy**
- Sanitaryware & Tapware **designed to reduce water consumption**
- Rainwater tank with automatic pump & change over, connected to toilet **designed to reduce water consumption**
- Rinnai High Efficiency hot water unit with control pads **to reduce energy consumption**

Site Works

- Includes scraping of site & 100mm rubble compacted base under slab - Site Cut/Fill & Removal of Grass/Soil to be charged separately.

Footings

- Grillage Raft Footing based on “M” Class Soil conditions subject to Final Engineers Report.
- No allowance for Piers, 125mm Slab or Removal of Soil.

Termite Treatment

- Termiseal to plumbing penetrations per AS 3660.1. including 10 Year Warranty per Manufacturer Specifications (Note: No chemicals).

Brickwork

- Rendered finish to front of houses with Acrylic Coating which provides a much more durable finish than cement render.
- Choice of Face Brick to remainder of house from builders standard range, grey mortar with Raked Joints.

Internal Walls

- Ceiling Heights 2700mm high to Ground Floors & 2550mm high to First Floors lined with Plasterboard including R2.0 Insulation Batts to outside walls.

Ceilings

- Fibre Reinforced Supaceil Plasterboard (or similar) with 55mm Standard Cove Cornice.

Insulation

- Insulation Batts to ceilings under main roof R5.0 Batts.

Roof Covering

- Choice of Cement Tiles from Builders Prestige Range or Colorbond sheeting where applicable with Colorbond fascias and choice of gutters.

Windows

- Aluminium Awning Sash including window locks and flyscreens with aluminium mesh to all windows.

Doors

- Front Door 2040mm high from Humes Vaucluse Range in timber frame.
- Rear / Side Flush Panel Paint Grade Solid Core 2040mm high.
- Internal 2040mm high - Humes Accent Range or Moulded Door Range (not including Glass Doors).
- Garage - Colorbond Panel lift doors with automatic control.
- Door Buffers to all doors.

Hardware

- Front Door Lock – Gainsborough Trilock, balance of doors to have Passage Set + Double Cylinder Deadlock.
- Internal – Choice of Builder’s Prestige Range of Lever & Knob Sets.
- Includes Door Seals to all external doors and Cushion Stops to internal doors.

Mouldings

- Skirtings 90 x 18 Pre-Primed MDF with choice of profile.
- Architraves 67 x 18 Pre-Primed MDF with choice of profile.
- Door Jambs 28mm Pre-Primed MDF.



**AUSTRALIAN CLASSIC
HOMES**
Listen, advise and create

Staircase

- By Stairlock Australia MDF Treads & Stringers with choice of Painted Balustrading.

Joinery

- Kitchen as detailed on plans in Melamine Sheen from Builders Prestige Range (Similar to 2 Pak Painted, but more durable) with Laminate Post Formed Tops, Pot Drawers, Bank of 4 drawers with Cutlery Tray & Overheads above hotplate & fridge included.
- Laundry Cupboards & Linen Presses – from Builder's Prestige Range.
- Vanity Units—Choice from Builders Prestige Range.

Robes

- W.I.R. – Includes top shelf & rail + 50% double hanging.
- Sliding Robes to Bedrooms 2 & 3 included using Stegbar Sliding doors from Builders Prestige Range.

Electrical

- Service to house including phone wiring provision (in the same trench) up to 12 metres.
- Safety Switch & Hard Wired Smoke Detectors linked together included.
- Clipsal 2000 Series light and power points (min 2 double power points per living area & bedrooms), Draught Stop Exhaust Fans to Bathrooms, TV Point x 2, Telephone Point x 2.

Appliances

- Euro Stainless Steel Appliance Package comprising of:
 - Oven: Multifunction Electric Oven
 - Hotplate: 70cm wide, 5 Burner with central wok burner for safety
 - Rangehood: Powerful undermount style for clean lines
 - (If you require a Dishwasher, check with your Consultant for a great deal).

Hot Water Service

- Rinnai V1500 Continuous Flow Style Unit fitted into wall with recess box & 3 control pads.

Sanitaryware

- Sink - Stainless Steel Radiant R127 1¼ bowl inset style with Basket Waste.
- Trough – Stainless Steel Inset Trough with Rinse By-Pass Kit & Joinery Cabinet under—900mm long.
- Toilet Suites – Caroma Profile Suite.
- Bath – Choice of Careeba or Maxton bath up to 1675mm long.
- Sewer allowance up to 50 metres.

Tapware

- Stylus Venecia Mixer Taps in Chrome to Bathrooms & Laundry.
- Kitchen - Irwell Pin or Dorf Flickmixer Sink Mixer in Chrome.

Fittings

- Choice of accessories matching tapware.
- Stegbar 'Grange Overlap' Semi-Frameless Full Cubicles to Shower with Pivot Door with Clear Safety Glass (Standard Height).
- Mirrors included Full Width of Vanity.

Tiling

- Select from Builder's Prestige Range.
- Rectified / Square Edge tiles included in Range at no additional cost.
- Bathrooms generally 1200mm high and 2000mm to Shower.
- Kitchen up to 600mm over benches.
- Laundry up to 450mm over trough and washing machine.
- Tiled Front Porch or Verandah where shown.
- Generous range including large tiles up to maximum size 340 x 340 for floors & 450 x 300 for wall.

Painting

- External 2 coats of Low Sheen Acrylic to woodwork & 2 coats of Flat Acrylic to eaves.
- Internal 2 coats of Flat Acrylic to walls & sealer coat plus 2 coats of Flat Acrylic to ceilings & Satin Enamel finish to woodwork & internal doors.
- Includes up to 2 different wall colours throughout to inside.
- Range of colours limited to colours that cover in two coats.

Rainwater Tank

- The Law now states that all houses are required to be connected to a rainwater tank.
- There are a number of ways this can be achieved and your consultant will speak to you in regards to the options.
- We have included in our price a 1000 Litre tank with an Automatic Rainbank Pump system connected to a toilet.

CURRENT FROM 18th MAY 2011.



**AUSTRALIAN CLASSIC
HOMES**
Listen, advise and create