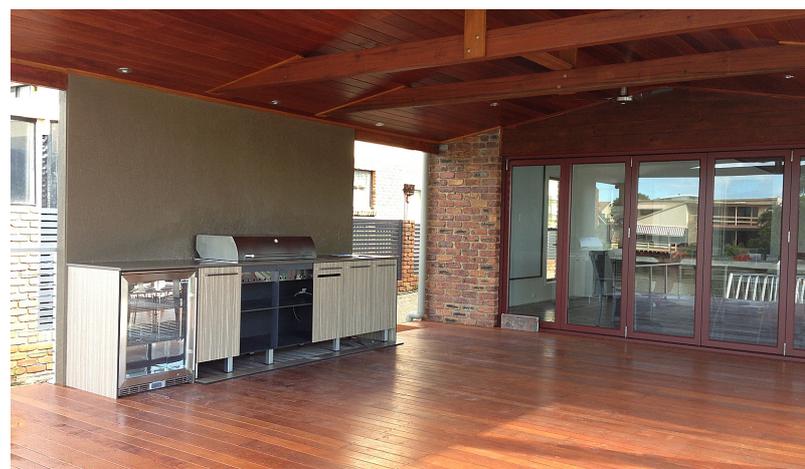




Expert knowledge... Quality construction

TURN-KEY INCLUSIONS

Designed for contemporary living styles.



TURN-KEY INCLUSIONS *

Earthworks and connections

- Site specific works are provided on an individual basis and based upon a professional site inspection

Framing and roof construction

- Trade Builder supplies high quality T2 (termite treated) pine frame and trusses, N3 wind rating (including double-storey designs)
- Optional 22.5 – 26 degree roof pitch (22.5 degree roof pitch to double-storey designs)
- Colorbond steel roofing or concrete tiles with bonus upgrades free of charge (including wind assisted ventilator and eave vents to BCA requirements)

Façade

- Classic facade with face brick finish (or as per custom design plans and specifications)

External finish

- Choice of Austral – Boral face brick selection (Qld range)

Termite protection

- Kordon termite barrier system

Doors and windows – external

- Hume entry door (gloss enamel paint finish or timber 1200mm swing door) with Gainsborough door furniture
- Hume clear glazing door (Gainsborough handle) or aluminium sliding door to laundry (plan specific)
- GJ James Glass and Aluminium powder-coated windows and sliding doors (including key locks and fly screens)
- Overhead automatic garage door with auto-opener and 2 handsets
- Obscure privacy glazing to bathroom, ensuite and WC

Doors – internal

- Flush panel doors throughout (2040mm height)
- Vinal sliders - robes and linen with cushioned stops
- Gainsborough door furniture throughout

Floor coverings

- Tiling up to 450mm x 450mm to wet areas and living areas (tile sizes over 450mm will incur additional costs)
- Carpet to all bedrooms

Internal finishes

- Dulux paint system to all internal walls
- Flat acrylic paint finish to ceiling
- Gloss or matt paint finish to interior timber architraves, skirtings and doors
- 67mm skirting and architrave throughout
- 90mm cove cornice throughout
- Carpenters to customise shelving throughout
- Merbau grade stairs and handrail, stainless steel posts and clear glass balustrade to double-storey designs

Kitchen

- Contemporary kitchen layout including 20mm caesarstone benchtops (plan specific)
- Walk-in pantry with white melamine shelving or built-in pantry (plan specific)
- 900mm stainless steel freestanding oven with gas cooktop **or** under bench oven with 900mm gas cooktop
- 900mm stainless steel canopy rangehood
- 600mm stainless steel dishwasher
- Undermount stainless steel sink with polished stone edge and sink mixer tap
- Glass splashback to underside of overhead cupboards and behind rangehood

Bathroom and ensuite

- Laminated designer vanities (plan specific)
- 20mm caesarstone benchtop and china bowl to vanities
- Contemporary frameless mirror above vanities
- Custom shower screens and slimline stainless steel hobs
- Posh rectangular bath with tile surround (or as nominated on plan) to main bathroom
- Shower on rail with multifunctional shower head (5 function) to ensuite
- Mixer taps to showers, vanity basins and bath (spouts may vary)
- Floor waste inserts
- Single towel rail to main bathroom
- Towel ladder to ensuite
- China toilet suites
- Toilet roll holders

Laundry

- Custom joinery layout including mixer tap (plan specific)
- Built-in linen / storage as per master plan with carpenter's customised shelving

Outdoor areas

- Fully-lined ceiling with 90mm cove cornice and single light point
- Ceiling fan
- Monolithic engineered poured concrete slab to front patio and back outdoor area
- Choice of hardwood, Modwood or tiles (to be agreed)
- Powder-coated aluminium handrail and clear glass panels to two-storey balconies

Energy efficiency

- 60mm fibre glass silver insulation blanket to under side of roof sheets (working in with Energy Efficiency report)
- Wall wrap to all external walls plus R1.5 insulation fibreglass batts

Electrical

- Electrical layout compliant with legislation including smoke detectors (hard-wired)
- Exhaust fans (BCA compliance)
- One fan light per room
- One double powerpoint to each room throughout
- One single powerpoint to fridge, microwave and dishwasher spaces
- One television point (cable run to ceiling for future antenna)
- One phone point (if copper connection) **or** phone and data point at NBN (if optic fibre connection)

Plumbing

- Single hot water system
- 2 external garden taps (1 front, 1 rear as marked on plan by owner)

General items

- Contour survey, soil report and engineer's slab design
- QBCC Insurance fees (calculated on base price of home)
- QLeave Insurance fees (calculated on base price of home)
- City Council and private Certifier fees
- QBCC Building Contract

* unless otherwise stated, products to be agreed

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