

Smart Living Quality Inclusions

Foundations / Fall of Land*

- Fixed price site costs (up to and including M slab) void form height 300mm, overall slab depth 385mm.
- Includes garage and portico/porch stepdowns (house specific).

Services**

- Underground power (up to 12m).
- Underground run, certificate, inspection, safety switch test, slab earth rod taped into meter box.
- Water connection (dry tap connection on same side of street). Standard 6m.
- Gas connection (up to 20m). Included upgraded gas line to 25mm.
- Sewer & stormwater connection. Drainers standard rate Sewer & Stormwater SGL/DBL.
- Termite protection. Part A (slab penetrations) & Part B (Perimeter barrier protection).

Roof

- Cement tile selection from Builder's standard Category 1 range (CSR).

Brick

- Clay brick selection from Builders standard Category 1 range

Windows

- Powder coated aluminium frames to front elevation (based on selected façade).
- Powder coated aluminium frames to remaining elevations.

Framing

- Pine framing to walls and roof as per engineer's requirements.

Ceiling

- 2,440mm High Ceiling height Ground Floor of Single & Double Storey.
- 2,440mm High Ceiling height First Floor Double Storey.

Kitchen

- Postformed laminate benchtop selection from Builder's standard category 1 range.
- Laminate cabinet and cabinet doors selection from Builder's standard category 1 range.
- Melamine shelving to cabinets.
- Melamine shelving (as per plan dimensions).
- Four melamine shelves with hinged only doors to Pantry (house specific).
- Technika Bellissimo 600mm stainless steel Oven.
- Technika Bellissimo 600mm gas stainless steel Cooktop.
- Technika Bellissimo 900mm stainless steel canopy Rangehood. Single storey homes ducted to roof space and double storey homes vented through the external wall.

Ensuite/Bathroom

- Semi-frameless shower screen with pivot door & Polymarble shower base.
- Single base vanity hand basins to Ensuite & Bathroom.
- Provide Posh Bristol MK2 Basin Mixer.
- Fully laminated shadow-line style vanity units with melamine interior and square edged vanity tops.
- Mizu Bloc 1500mm acrylic bath (house specific).
- Mizu Drift Basin Outlet Straight 280mm.
- Polished edge mirrors to full width of vanity.
- Posh Bristol in chrome finish to showers, bath & laundry trough.

Powder Room (Product Specific)

- Posh Dominique Basin RH / LH to Powder Room where applicable (house specific).
- Posh Bristol MK2 Basin Mixer.

Doors

- Primed timber Corinthian Urban door with feature panel/s to Front Entry (PURB2 - 2040mm high or PURB101 - 2040mm high), Including Lockwood Symmetry Manor Series entrance set.
- Flush panel (2,040mm high) internal doors throughout.
- Lockwood Velocity Glide L4 levers to internal doors (Lockwood Velocity Sphere K2 to Robes).
- Doors to walk-in-linen and walk-in-robos will be hinged and latched (design specific).
- Door stops to all opening doors where applicable.
- Robes include white melamine shelf with chrome hanging rod.
- Linen includes four melamine shelves.
- Doors include chrome hinges, latches and striker plates throughout the house.

Laundry

- Posh Base 43ltr trough and cabinet with by-pass.
- Posh Bristol Mk2 Sink Mixer Chrome.
- Arco washing machine stops in chrome finish to Laundry.

W.c

- American Heron China close coupled suites with soft close lid.

Heating Provision

- Gas ducted heating to living areas and bedrooms (refer to detailed drawings for locations).
- Gas ducted heating unit and manual thermostat.

Solar Hot Water

- Rinnai solar hot water system with single roof panel and ground mounted 175 litre storage unit with Rinnai Infinity 26 continuous flow natural gas booster.

Electrical

- Safety switch.
- Hard wired smoke detectors.
- Double PowerPoints throughout house.
- Exhaust fans with light to showers without openable windows and W.C's.
- Self sealing exhaust fans to bathrooms and W.Cs without direct ventilation to outside air only.
- Batten holders throughout house.
- Single batten holder to Portico ceiling.
- Single LED flood light to external wall outside laundry.
- 1No. TV point.

Paint

- Wattyl Sunfast Low Sheen to external woodwork.
- Wattyl Easyflow Gloss to internal woodwork and doors.
- Wattyl Supercover White to ceilings.
- 2 coat paint system of Wattyl Low Sheen Washable Velvet to internal walls.

Tiles***

- Selection from Builder's standard category 1 range.
- Floor and wall tiles to Ensuite, Bathroom and Laundry (refer to detailed drawings for extent of tiled areas).
- Floor tiles only to W.C (Powder Room where applicable) and wall tiles only to Kitchen splashback.
- 100mm tiled skirting to wet areas.

Plumbing

- Concealed plumbing.

Insulation

- R2.5 insulation batts to ceiling & sisalation to external walls (excludes Garage, Porch and Alfresco).
- Energy rating compliance.

Entry Frame

- Timber - No transom Bars to Front Entry Sidelights (Sidelights where applicable).

Garage

- Lock up garage with Colorbond roller door.
- Fibre Cement infill above garage opening (house specific).
- External weatherproof flush panel door frame (house specific).

Extra Features

- 75mm cove cornice throughout house.
- 67mm decorative skirting and 67mm architraves.

Staircase

- Cover grade treads, risers and paint grade closed stringer, Cover grade bullnose tread, Balustrade.
- Paint grade 110mm square newel post (plain profile) with cap.
- Stain grade 80mm x 42mm handrail and paint grade 87mm x 32mm bottom rail.
- Paint grade 42mm square balusters (plain profile).
- Paint grade 110mm x 32mm pencil round void plate.
- Note: Includes balustrade to first floor void area and framed under stairs.
- Raked under top flight, all dimensions are approximate and house specific.
- Classic 1 or Retro 1 staircase (house specific)

PORTER DAVIS HOMES