

Collection Quality Inclusions

Foundations / Fall of land*

- Foundation class up to “S” class concrete slab with a maximum of 500mm fall of land over the building platform based on allotment up to 800m2 with a maximum setback of 6m to the front of the house.

Alfresco (house specific – see detailed drawings)

- Undercover Alfresco area complete with plaster
- lined ceiling. Alfresco area excludes concrete slab.

Services**

- Single phase underground power (up to 12m).
- Water connection (dry tap connection on same side of street).
- Sewer & stormwater connection.
- QBCC fees, PLSLA fees & construction insurance.
- Standard plumbing and drainage fees and certification of a house on a lot with no over riding character codes.
- Termite protection as per AS.3660.1.

Brick

- Clay bricks selection from Builder’s standard category 1 range with natural deep raked mortar.

Roof

- Concrete tiles selection from Builder’s standard category 1 range. (Roof pitch noted on working drawings).

Windows

- Powder coated aluminium frames.
- Keyed locks to all openable windows including sliding doors.

Framing

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

Ceiling

- 2440mm high ceilings.

Garage

- Lock up garage with Colorbond roller door.
- External weatherproof flush panel door (as noted on working drawings).

Stairs

- Classic Option 1 cover and paint grade stairs, 1 colour only.

Kitchen

- Laminate benchtop selection from builders standard Category 1 Range.
- Laminate cabinets and cabinet doors selected from Builder’s standard category 1 range.
- Melamine shelving to cabinets.
- Four melamine shelves to Pantry (house specific).
- Elba 600mm multi function stainless steel Oven
- Elba 600mm electric Cooktop
- Elba 900mm Stainless Steel canopy Rangehood
- Single storey homes ducted to roof space and double storey homes vented through the external wall.

- Provision for future dishwasher including single power point and capped cold water point.
- Base Mark II stainless steel double bowl sink.
- Posh Bristol MK2 chrome sink mixer.
- Choice of designer kitchen cabinetry handles Category 1.

Ensuite / Bathroom

- 1870mm high semi-frameless shower screen with pivot door.
- Posh Base vitreous china hand basins to Ensuite(s), Bathroom and Powder Room where applicable.
- Fully laminated shadow-line style single basin vanity units with melamine interior and square edged tops.
- Mizu Bloc 1500 acrylic inset bath
- Polished edge mirrors as noted on working drawings.
- Celleni shower grate to showers.

Laundry

- Base 45ltr trough and acrylic cabinet with by-pass and mixer tap.

W.C

- Posh Dominique vitreous china close coupled toilet suite with soft close seat.

Tapware/ Fixtures

- Posh Base MKII swivel basin mixers to Bathroom, Ensuite(s) and Powder Room (design specific).
- Posh Solus 220mm chrome bath wall outlet to inset bath (design specific).
- Base MK2 mixers to Bath and Showers.
- Posh Bristol MK2 chrome sink mixer to Laundry.
- Base Arm & Rose to Showers.
- Arco washing machine stops in chrome finish to Laundry.(Located in cabinet)
- 2 Garden taps provided - one inside the front boundary and one attached to house.

Doors

- Primed timber Corinthian Urban door to Front Entry (PURB2 or PURB101).
- Fully glazed timber door or powder coated aluminium sliding door to Laundry. (House specific)
- Flush panel (2040mm high) internal doors throughout.
- Lockwood Velocity Glide L4 levers to internal doors (Lockwood Velocity Sphere K2 to Linen and Robes).
- Lockwood Symmetry Manor Series entrance set to external doors.
- 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.

Hot Water

- Chromagen Electric heat pump 170 litre hot water service to single storey and 280 litre hot water service to double storey homes.

Electrical (As Noted On Working Drawings)

- Safety switch.
- Exhaust fans over shower recesses.
- Hard wired smoke detectors.
- Double powerpoints throughout house.
- Self sealing exhaust fans to W.Cs without direct ventilation to outside air.
- Batten holders throughout house.
- Single batten holder to Portico ceiling.
- Two batten holders to Alfresco ceiling (house specific).
- Ceiling fan to alfresco.
- Single paraflood light to external wall outside laundry.
- 1No. phone point.
- TV points (1 on single storeys and 2 on double storeys).
- Circuit breakers to metre box.
- 1No power point for future garage remote.

Paint

- Wattyl Low Sheen Washable Velvet 2 coat paint system to internal walls.
- Wattyl Supercover White 2 coats to ceilings.
- Wattyl Easy Flow Gloss enamel to internal woodwork and doors.
- Wattyl Aqua Trim Gloss to external woodwork
- Wattyl Sunfast Low Sheen to PVC downpipes.
- Colorbond fascia and gutter.

Tiles (Refer To Detailed Drawings For Locations)

- Ceramic wall and floor tiles from Builders Standard Category 1 Range to Bathroom and Ensuite floor including shower base, shower walls, over bath, over vanity and 100mm skirting.
- Ceramic wall and floor tiles from Builders Standard Category 1 Range to Laundry floor, trough splashback and 100mm skirting.
- Ceramic wall and floor tiles from Builders Standard Category 1 Range to WC and Powder Room floor and 100mm skirting (where applicable).
- Ceramic wall tiles from Builders Standard Category 1 Range to Kitchen splashback.

Plumbing

- Concealed plumbing.
- Chrome floor wastes to all wet areas (refer to design drawings for specific locations).

Insulation

- Sisalation to external timber framed masonry walls.
- R3.0 fibreglass insulation batts to ceiling (excludes eaves, garage and alfresco).
- R1.5 fibreglass insulation batts to all external timber framed fibre cement cladded walls.
- 6 star energy rating compliance.

Extra Features

- 90mm cove cornice throughout house.
- 67mm decorative skirting and architraves.

PORTER DAVIS HOMES