

Advantage Quality Inclusions

Foundations / Fall of land*

- Foundation up to "M" class concrete slab with a maximum of 1 metre fall over the building envelope. Excludes rock removal.
- Based on allotment up to 650m² with a setback of 5m to the front of the house.

Services**

- Underground power.
- Water connection (dry tap connection on same side of street).
- Gas connection (up to 20m).
- Sewer & stormwater connection.
- Part A Termite protection.

Brick

- Clay brick selection from Builder's standard (Category 1 range).
- FC Sheet infill over windows to side and rear elevations for single storey only.

Roof

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

Windows

- Powder coated aluminium frames.
- Keyed locks to all openable windows (excludes sliding doors).

Framing

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

Kitchen

- 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.
- Four melamine shelves with hinged only doors to Pantry (house specific).
- Bellissimo 600mm stainless steel oven.
- Bellissimo 600mm stainless steel cooktop.
- Technika 900mm stainless steel canopy rangehood ducted to roof space.
- Posh Bristol MK2 sink mixer tap in chrome finish.
- Provisions for future Dishwasher including single powerpoint and capped cold water point.
- Stainless steel double bowl sink.
- Choice of designer kitchen handles (Category 1).

Ensuite / Bathroom

- Contemporary 1870mm high Pivot semi framed shower screen with pivot door and polymarble shower base to bathroom and ensuites.
- Base Vanity hand basins to Ensuite and Bathroom.
- Fully laminated shadow-line style vanity units with melamine interior and square edged vanity tops.
- Posh Domaine 1525mm acrylic bath (house specific).
- Polished edge mirrors to full width of vanity.
- Bristol MK2 swivel basin mixer.

Tapware

- Washing machine stops in chrome finish to Laundry.
- 2 Garden taps provided - one inside the front boundary and one attached to house.
- Posh Base shower rose to Bathroom and second Ensuite.
- Posh base tops in chrome finish to laundry trough.

Laundry

- Base 42ltr trough and white metal cabinet with by-pass.

Doors

- Primed Corinthian Urban door with feature panel/s to Front Entry.
- Fully glazed timber or aluminium sliding door to Laundry (house specific).
- Flush panel (2040mm high) internal doors throughout.
- 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.
- Choice of 8 handles to internal doors (Category 1).

W.C

- Posh Dominique china close coupled toilet suites.

Ceiling

- 2440mm high ceilings to ground and first floors of double storey homes including Garage.

Heating

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

Solar Hot Water

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

Electrical

(refer to detailed drawings for locations)

- Safety switch.
- Exhaust fans to internal bathrooms and WC where there is no openable window.
- Hard wired smoke detectors.
- Double powerpoints throughout house to visible areas.
- Batten holders throughout house.
- Single batten holder to Portico ceiling.
- Single batten holder to Alfresco ceiling (house specific).
- 1No. TV point.

Paint

- Wattyl Easy flow Gloss or Satin to internal woodwork and doors.
- Colorbond fascia, gutters and downpipes.
- 2 coat paint system of Wattyl Low Sheen Washable Velvet to internal walls.
- Wattyl Supercover White to ceilings.

Flooring

- Floor tiles to ensuite, bathroom and laundry. See detailed drawings for extent of tiling (Category 1).
- Floor tiles only to WC (powder room where applicable).
- 100mm tiled skirting to wet areas (Category 1).

Tiles

- Selection from Builder's standard Category 1 range.
- Wall tiles to Ensuite, Bathroom and Laundry (refer to detailed drawings for extent of tiled areas).
- Tiled kitchen splashback (Category 1).

Plumbing

- Concealed plumbing.

Insulation

- R2.5 insulation batts to ceiling & sisalation to external walls (excludes Garage and Alfresco).
- SEAV 6 star energy rating compliance.

Garage

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

Extra features

- 75mm cove cornice throughout house.
- 67mm decorative skirting and 42mm architraves.

Staircase

- Classic Option 0 staircase to double storey homes. Includes 1 paint colour.

PORTER DAVIS HOMES