

Lifestyle 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 maximum setback of 5m to the front of the house.

Alfresco (house specific - see detailed drawings)

- Undercover Alfresco area complete with plaster lined ceiling and one ceiling batten holder.
- Foundation up to "M" class concrete slab with waste point.

Services**

- Underground power (up to 12m).
- Water connection (dry tap connection on same side of street).
- Gas connection (up to 20m).
- Sewer and stormwater connection.
- Termite protection.

Brick

- Clay brick selection from Builder's standard category 1 range.
- Brickwork over windows from Builder's standard category 1 range. Excludes rear projection to first floor double storey.

Roof

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

Windows

- Powder coated aluminium frames to all elevations.
- Aluminium framed flyscreens with aluminium mesh to all openable windows (Excl BAL40).
- Keyed locks to all openable windows (excludes sliding doors).

Framing

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

Kitchen

- 20mm stone to kitchen benchtops (Category 1).
- 40mm edge to island bench and extension to overhang (1080mm total width).
- Shadowline feature to kitchen benchtops.
- Laminate cabinet and cabinet doors selection from Builder's standard Category 1 range.
- Melamine shelving to cabinets.
- Four melamine shelves with flush panel door to Pantry/galley (house specific).
- Choice of Elba by Fisher & Paykel 900mm wide stainless steel upright cooker.
 - or Elba by Fisher & Paykel 900mm wide stainless steel five burner cooktop with cast iron trivets and Elba by Fisher & Paykel 900mm wide fan forced wall oven.
 - or Elba by Fisher & Paykel 600mm wide side by side ovens and 900mm wide Elba by Fisher & Paykel cooktop.
- Choice of Elba by Fisher & Paykel 900mm wide stainless steel canopy rangehood
 - or Elba by Fisher & Paykel 900mm wide glass canopy rangehood.
 - or Elba by Fisher & Paykel 900mm wide stainless steel slide out rangehood, with additional overhead cabinets above rangehood.
- Single storey homes ducted to roof space and double storey homes vented through the external wall.
- AFA Flow double bowl undermount sink.
- Choice of Mizu Drift Gooseneck or Mizu Soothe square sink mixer in chrome finish.
- 600mm stainless steel Elba by Fisher & Paykel dishwasher.
- 720mm high additional overhead cupboards to either side of rangehood (house specific).
- Set of 3-drawer pot drawers to both sides of oven.
- Soft closers to kitchen cupboards and drawers.
- Choice of designer kitchen handles (Category 1).

Ensuite / Bathroom

- 1870mm high Pivot semi framed shower screen with pivot door and fully tiled shower base to bathroom and ensuite.
- Kado Arc vitreous china hand basins to Ensuite, Bathroom and Powder Room.
- 20mm stone benchtops (Category 1).
- Shadowline features and melamine interior to Master Ensuite, Bathroom and Powder Room.
- Fixed panel vanity unit to Powder room on double storey designs (house specific).
- Freestanding bath to master ensuite or bathroom (house specific).
- Polished edge mirrors to full width of vanity.
- Aqua flow shower grate.

Tapware

- Posh Base in chrome finish to laundry trough.
- Mizu Soothe basin mixers in chrome finish to Ensuite, Bathroom and Powder Room.
- Washing machine stops in chrome finish to Laundry.
- 2 Garden taps provided – one inside the front boundary and one attached to house.
- Posh Bristol hand held shower rail to Ensuite and Bathroom.
- Mizu Soothe wall mixers to shower and bath in Ensuite and Bathroom.

Laundry

- Laminate extended benchtop to Laundry cabinet with open space below.
- Laminate laundry cabinet with stainless steel insert trough.
- Concealed water and power connections.

Doors

- Primed timber Corinthian Urban door with feature panel/s to front Entry (PURB2 OR PURB101).
- Fully glazed timber, half glazed timber with Enviroleal or aluminium sliding door to Laundry (house specific).
- 2340mm high internal doors to ground floor (excludes Laundry and internal Garage access doors).
- 2250mm high x up to 3000mm wide Boutique aluminium stacker door in lieu of standard sliding door to Alfresco or Dining or Family Rooms (house specific).
- Choice of 8 styles of internal door handles.
- Lockwood Velocity lever set (4 styles) to linen and robes.
- Lockwood Symmetry Manor Series entrance set to external doors.
- Door stops to all opening doors where applicable.
- Doors include chrome hinges, latches and striker plates throughout the house.
- Robes include white melamine shelf with chrome hanging rod.
- Linen includes four melamine shelves.

W.C

- American Standard Heron china close coupled suites.
- Soft close hinged toilet seats.

Ceiling

- 2590mm high ceilings to single storey homes.
- 2590mm high ceilings to ground floor and 2440mm high ceilings to first floor excludes Garage (double storey homes).

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 natural gas booster.

Electrical (refer to detailed drawings for locations)

- Safety switch.
- Exhaust fans over shower recesses.
- Hard wired smoke detectors.
- Double powerpoints throughout house to visible areas.
- Self sealing exhaust fans to W.Cs without direct ventilation to outside air.
- Batten holders throughout house.
- Single batten holder to Portico ceiling (house specific).
- Single batten holder to Alfresco ceiling (house specific).
- Single paraflood light to external wall outside Laundry.
- 1No. TV point.

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).

Paint

- Wattyl Sunfast low-sheen to external downpipes on single storey homes.
- Wattyl Sunfast low-sheen to external woodwork.
- Colorbond fascia, gutter and downpipes on double storey homes.
- Wattyl Easyflow Gloss or Satin to internal woodwork and doors.
- 3 coat paint system of Wattyl Low Sheen Washable Velvet to internal walls.
- Wattyl Supercovers white to ceilings.

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 splashback to the kitchen wall and behind the rangehood (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

- Colorbond Garage door.
- Brickwork above garage opening (Category 1).
- External weatherproof flush panel door (house specific).
- Internal access door from the Garage.
- Remote control to garage door including 2 transmitters.

Extra features

- 75mm cove cornice throughout house.
- 67mm decorative skirting and architraves.
- Render to front façade features in up to 2 colours (refer specific façade working drawing).

Staircase

- Classic Option 2 stained and polished staircase. Standard configuration only.

PORTER DAVIS HOMES