

PORTER DAVIS HOMES

PD Real Estate Quality Inclusions

Foundations

- Engineer designed concrete waffle slab.

Services

- Underground power.
- Water connection.
- Gas connection.
- Sewer & stormwater connection.
- Termite protection Part A & B.

Insulation

- SEAV 6 star energy rating compliance.
- R2.5 insulation batts to walls.
- R6.0 insulation batts to ceilings.

External walls

- Fully rendered Hebel including one additional feature colour or
- Brick with feature render (refer construction drawings).
- Brick Infill Over Garage Door

Roof

- Concrete roof tiles selected from World of Style standard range.

Windows

- Powder coated aluminium frames to all elevations with keyed locks.
- Aluminium framed flyscreens with aluminium mesh to all openable windows.

Framing

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

Kitchen

- 20mm stone to Kitchen bench tops with shadowline selection from World of Style standard range. Laminate cabinet and cabinet doors selection from World of Style standard range.
- Melamine shelving to cabinets.
- Four melamine shelves with flush panel door to Pantry (house specific).
- Technika 900mm stainless steel Upright Cooker.
- Technika 900mm Canopy Rangehood (Single storey ducted to roof space, double storey vented through the external wall)
- Base Mark II double bowl stainless steel Kitchen sink.
- Flick mixer tap with pull out spray in chrome finish.
- 600mm wide Technika Dishwasher.
- Tiled splashback (design and scheme specific)
- 720mm high overhead cabinets (house specific).
- Capped cold water point to fridge space.
- Soft closers to kitchen cabinetry and drawers

Ensuite/Bathroom

- Semi-frameless shower screen with pivot door and fully tiled shower base.
- Shower rail and wall mixer to Ensuite and Bathroom showers.
- Kado Arc Square vitreous china hand basins to Ensuite and Bathroom.
- Mizu Soothe Basin Mixers to Ensuite and Bathroom.
- Fully laminated shadow-line style vanity unit with melamine interior and 20mm stone vanity top to Ensuite and Bathroom.
- Mizu Bloc Inset Bath Size: 1525 x 800 x 500 with bath outlet & wall mixer to Bathroom
- Polished edge mirrors to full width of vanity.
- Toilet roll holders to all WC's.
- Mizu Soothe towel rings to Ensuite and Bathroom

Doors

- Primed timber Corinthian door with feature panel/s to Front Entry as per colour scheme.
- Flush panel (2340mm high) internal door to Master Bedroom.
- Flush panel (2040mm high) internal doors throughout remainder of House.
- Flush panel Quickslide doors to Robes including flush pull handles.
- Lockwood Velocity levers to internal doors (Lockwood Flush Pulls to Robes).
- Dummy levers to hinged only doors
- Nexion Entry Door set with lever handle to Front Entry.
- Lockwood Symmetry Manor Entrance Set to remaining external doors..
- Doors include chrome hinges, latches and striker plates throughout the house.
- Standard Sliding Door entertainer door to Rear of Home (House Specific)
- Fully glazed hinged and latched door to laundry in lieu of aluminium sliding door (design specific)

Laundry

- Stainless steel trough insert into laminate base cabinet.
- 33mm laminate bench to Laundry.
- Arco washing machine stops in chrome finish to Laundry.
- Chrome Sink mixer to Laundry.

W.C

- American Standard Heron Round Close Coupled Suite

Ceiling

- 2590mm high ceilings to single storey homes.

Heating/Cooling

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

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.
- 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.
- Feature downlights to Kitchen bench and Entry Hallway (house specific).
- Fluorescent batten light to garage roof
- Designer surface mounted light fittings to remainder of house.
- Single paraflood light to external wall outside laundry.
- 3 No. TV point.
- Communications trench to home from street access point including draw string up to 20m
- Digital roof mounted TV antenna.(estate specific)

Paint

- Colorbond Fascia Gutter and Downpipe options
- Wattyl Easyflow Gloss to internal woodwork and doors.
- 3 coat paint system of Wattyl Low Sheen Washable Velvet to internal walls.
- Wattyl Supercover White to ceilings.
- Up to 3 feature walls (house specific).

Flooring

- Tiles to wet areas including 100mm tiled skirts selected from World of Style standard range. Timber look flooring to Entry and Living areas selected from World of Style standard range. Carpet to the remainder of the house selected from World of Style Category 2 range.

Garage

- Colorbond sectional garage door and remote control unit with 2 transmitters. External weatherproof flush panel door (house specific).

External

- Coloured concrete driveway and path to door.
- Standard concrete path to perimeter of house.
- Letterbox.
- Clothesline.
- Stylish landscaping to front of block.
- Lawn seed to rear.
- Fencing to side and rear boundaries to comply with Developer guidelines.
- Side gate to wing fence (refer to drawings)
- 2 Garden taps provided - one inside the front boundary and one attached to house.

Extra Featureseiling

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

More thought built in.