

# STANDARD INCLUSIONS

## Classic Specification - Simonds Express V1

Effective: 1/03/2014 12:00:00AM

### KITCHEN

Technika/ Bellissimo stainless steel multifunction freestanding upright cooker 900mm

Technika/ Bellissimo stainless steel canopy rangehood 900mm

Clark Radiant Home R150 1¼ bowl Stainless Steel sink including basket waste

Fully lined laminated base with laminate post formed benchtop (as per working drawings)

Laminated overhead cupboards with doors (as per working drawings)

Appliances available in stainless steel only

Alder mixer tap

Dishwasher space with single power point and plumbing connection

### BATHROOM & ENSUITE

Fully lined laminated base cabinet with laminate post formed or square edge benchtop

Caroma vitreous china semi inset hand basins (white)

Decina acrylic designer bath (white) set in a tiled podium

Caroma dual flush vitreous china close coupled toilet suite (white) including skirted pan and enclosed trap

Polished edge mirrors - above vanity benchtop

Showers - semi framed clear glass pivot doors with polymarble base

Alder pin lever mixer tapware hand held shower and wall bath outlet

Exhaust fans including self sealing air flow draft stoppers to bathroom, ensuite and powder room (if applicable)

### LAUNDRY

45lt Stainless steel laundry trough and metal cabinet with Alder tapware

Trade Washing Machine Stops (Inside Trough Cabinets)

### CERAMIC TILING (From Builders Standard Range)

Wall tiles to kitchen, bathroom, ensuite, laundry and powder room (if applicable)

Floor tiles to nominated rooms. (As per standard plan)

Skirting tiles to bathroom, ensuite, powder room (if applicable), WC and laundry (as per working drawings)

### CARPET

Carpet Call (Category 1) Alladin carpet to nominated rooms as per standard plans.

### WINDOWS & EXTERNAL DOORS

Corinthian MADINF 4G clear glazed entry door

Sliding aluminium windows including window locks

Gainsborough external door furniture including lever handle set, single cylinder deadlock, trim plate with logo & key in knob entry set to garage access door.

### GARAGE

Colorbond sectional lift up door to front including remote control unit and 3 No. transmitters

Weatherproof hinged flush panel access door

### INSULATION

R3.5 Glasswool batts to ceiling of roof space only (excludes garage)

R2.0 Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

### CEILINGS

2440mm (overall plates) standard ceiling height

### PAVING

Up to 40M2 of 100mm reinforced plain sealed concrete paving to designated area. (Plan Specific).

### SOLAR HOT WATER SERVICE

Rheem 160 litre Lo Line Gas Boosted with 24L Continuous Flow Booster, 1 No. Solar Collector and the necessary electrical and plumbing connections. Note: Panel and storage tank positioned at the Builders discretion. Additional solar panel maybe required at clients expense subject to orientation of dwelling.

### ROOFING

Monier concrete colour on roof tile. Selection from Builders range.

Metal fascia & gutter

### EXTERNAL

Group 1 bricks to dwelling and garage (Refer colour palette for brick selection)

### FIXING

42mm x 12mm MDF architraves and 67mm x 12mm MDF skirtings

Flush panel doors

Gainsborough lever passage sets and pull handles

Hinged opening doors to wardrobes (as shown on plans).

### PLASTER

Cornice - 75mm cove

### PAINT - Haymes 2 Coat Application

Low sheen acrylic to external timber work

Low sheen acrylic to internal walls

Flat acrylic to ceilings (white optional)

Gloss finish to internal woodwork

Gloss finish to front entry and internal doors

NOTE: Walls, woodwork and ceiling to be one colour throughout (White ceilings optional)

### FOUNDATIONS

Class 'M' concrete slab

### HEATING (NATURAL GAS ONLY)

Gas ducted heating unit in roof space

### ELECTRICAL

Double power points and batten light points as per standard electric layout

Safety switches (earth leakage detector)

Smoke detectors

Telephone point to kitchen

2 No. TV point

1 No. external light point outside laundry

### CONNECTION COSTS

Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on 650m2 blocks with 300mm fall & 5m setback. Does not include electricity and telephone consumer account opening fees.

2 No. external taps

### FACADE

Beckett

Langridge

Mason

Penfold

### TERMITE:

Part A Slab Penetration treatment

Part B Slab Perimeter treatment

### STRUCTUAL

7 year structural guarantee

Pine wall framing and pine truss roof

### NOTES

NB: Simonds Homes reserves the right to substitute the make, model or type of any of the above products to maintain the quality & product development of its homes.

### CLIENT(S) TO SIGN BELOW