

KITCHEN

- Technika 900mm stainless steel dual fuel freestanding upright cooker.
- Technika 900mm stainless steel canopy rangehood. Externally ducted on double storey homes.
- Radiant 1¾ bowl stainless steel sink. Includes two basket wastes.
- Laminex 33mm post formed or square edge laminate benchtop.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Overhead cupboards and bulkhead to canopy rangehood wall. Refer to standard plans for dimensions.
- Ceramic tiles to splashback.
- Vito Bertoni solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.

BATHROOM & ENSUITE

- Caroma semi-inset seamless vitreous china hand basin.
- Stylus dual flush vitreous china close coupled toilet suite including skirted pan and enclosed trap.
- Polished edge mirrors above vanity.
- Laminex 33mm post formed or square edge laminate benchtop.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Decina acrylic designer bath set in a tiled podium.
- Semi framed clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and 150mm skirting tiles throughout.
- Vito Bertoni single lever tapware, hand held shower rose and wall bath outlet.
- Alder 750mm single towel rail and toilet roll holder in chrome finish.
- Exhaust fans including self sealing air flow draft stoppers.

LAUNDRY

- 45L stainless steel laundry tub in metal cabinet with Alder Como laundry set tapware.
- Ceramic wall tiles above laundry tub, with floor tiles and 150mm skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry tub cabinet.

WINDOWS & EXTERNAL DOORS

- Corinthian clear glazed front entry door with paint-grade finish.
- Dowell sliding aluminium windows including keyed window locks. Brick infill above windows and sliding doors (excluding garage & façade).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door.

GARAGE

- B&D Panelift Colorbond steel sectional lift up door.

INSULATION

- R3.5 Glasswool batts to ceiling of roof space (excludes garage ceiling space).
- R2.0 Glasswool batts inc. sisalation to external walls & wall between garage and house (excludes garage).

CEILINGS

- 2440mm nominal internal ceiling height, measured overall to frame plates.

STAIRS (Double Storey Homes)

- MDF treads and MDF risers with paint finish.
- 14mm plain black vertical balusters and painted handrail.

HOT WATER SERVICE

- Rheem 160 litre Solar water heater, with 24L/min continuous flow booster. Please note: Solar collector panel and storage tank positioned at the Builders discretion.

ROOFING

- Monier concrete colour applied roof tile from Builders range.
- Colorbond fascia and slotted quad gutter.

FIXING

- Gainsborough lever passage sets and pull handles.
- 67x12mm MDF skirtings and 42x12mm MDF architraves to dwelling.
- 67mm pine skirting with 67mm pine architraves to garage.
- Flush panel internal doors with chrome hinges. Includes door stops.
- Hinged opening flush panel doors to wardrobes.

PAINT & PLASTER

- Haymes 3 Coat Application in one standard colour to all internal walls (excludes garage).
- Low sheen acrylic to internal walls and external timber work.
- Flat acrylic to ceilings. White ceilings are available as a no cost option.
- 75mm cove plaster cornice.

FOOTINGS

- Concrete waffle slab, engineer designed 'M' class, maximum 300mm fall and no existing fill. Slab costs will be adjusted if founding conditions differ.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment.

HEATING & COOLING

- Bonaire 3-star gas ducted heating unit in roof space.

ELECTRICAL

- Clipsal double power points and batten light points as per standard electric layout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- 2x TV points and 1x telephone point.
- 1x external light point. Positioned outside laundry where design allows.

BUILDING ALLOTMENT

- Based on a building allotment of up to 650m² and a maximum building setback of 5m (subject to Planning Authority). Additional charges will apply for blocks greater than 650m².

SERVICES - CONNECTIONS

- Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your Sales Consultant if connection to natural gas is unavailable.
- 2x external taps.

FACADE

- 450mm eaves to façade with 3m return to dwelling.
- Single Storey: Select one from Kew or Mossman ; Berkley or Portland façade.
- Double Storey: Select one from Malvern or Novelle ; Chicago, Plymouth or Rochester façade.

STRUCTURAL

- 7 year structural guarantee.
- 90mm structural pine wall framing and pine truss roof.

NOTES

- Display items such as furniture, light fittings, security system, fireplaces, air conditioning, carpets and floor tiling (to areas other than wet areas) ; landscaping, fencing, driveway and paving are not included. Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers or due to the product being unavailable or no longer being compliant. To be read in conjunction with standard house design plans.

CLIENT(S) TO SIGN BELOW

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