

SPECIFICATIONS & INCLUSIONS

Your HomestarterPlus home comes with all the things you'd expect plus some things you might not expect:

- ▶ **Steel frame and trusses**
- ▶ **Colorbond roof** with full sarking from standard range (varies by design)
- ▶ **Caesarstone kitchen bench tops**
- ▶ **Vertical blinds** to windows and sliding glass doors (excluding garage and stairwell of double storey homes)
- ▶ **Ceramic floor tiles** from selected range to entry, living areas, kitchen and wet areas (varies by design)
- ▶ **Quality carpet** from selected range to bedrooms, study and robes (varies by design)
- ▶ **Non-slip ceramic tiles** from selected range to outdoor living
- ▶ **3 coat paint system including:**
 - Washable low sheen acrylic to walls (one colour)
 - Enamel to trims and doors (one colour)
 - Exterior acrylic to external painted surfaces
- ▶ **100mm recessed downlights**
LED white (daylight) downlights throughout. Minimum two (2) per room except WCs, laundry and WIRs have minimum one (1) per room. (varies by design)
- ▶ **Ceiling fans** to living areas and bedrooms (white)

- ▶ **Stainless steel kitchen appliances** including:
 - 600mm electric multifunction oven
 - 600mm ceramic electric cooktop
 - 600mm slide out rangehood
 - Dishwasher
- ▶ **Flyscreens** to all opening sashes and sliding doors
- ▶ **Automatic Colorbond Panel Lift garage door** from standard range with two handsets and one (1) wall unit
- ▶ **NBN ready**

Plus all of this:

WARRANTIES & PRE-CONSTRUCTION

- Building permits and fees
- Plans and specifications
- Soil test and engineering designs
- Contract documentation
- Colour consultation
- Building certification
- 6 year structural warranty
- 12 month builders warranty

SITE WORKS, FOUNDATIONS & CONNECTIONS

- Site costs and council fees, includes 'M' class slab and up to 500mm fall
- Termicide termite protection to slab penetrations and building perimeter

continued overleaf...

SPECIFICATIONS & INCLUSIONS continued

EXTERNAL

- Clay face brick from selected range
- Off white mortar
- Feature cladding/rendered brick to front façade if shown on plans (varies by design)
- Paint grade clear glazed entry door from selected range with polished chrome lever with deadlock
- Painted flush panel external hinged doors as applicable
- Colorbond fascia, quad gutter and painted PVC downpipes
- Powder coated aluminium windows and sliding glass doors with clear glass
- Keyed locks to all opening window sashes and sliding doors
- Painted timber external door frame

ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Single phase underground power connection from existing supply point to meterbox
- Single power point to each room (including garage). Two single points to master bedroom and living room
- Single power points to fridge space, microwave space, garage door motor and dishwasher space
- Exhaust fan with light to bathroom and ensuite
- Interconnected photoelectric smoke alarms (with battery backup)
- One (1) TV point and One (1) phone point (location varies)
- Mains pressure instantaneous electric hot water service

INTERNAL

- 2440mm ceiling height throughout
- Ceiling insulation and wall insulation
- Painted flush panel internal passage doors
- Chrome door furniture from selected range (privacy locks to bath, ensuite and WCs as applicable)
- Walk in robes to master bedroom where shown on plans
- Built in robes with vinyl sliding doors to bedrooms
- Melamine shelf and rail to all robes

- Four (4) melamine shelves to linen cupboards as applicable
- 68mm skirting and 42mm architraves from selected range
- 90mm cove cornice throughout

KITCHEN

- 1 ¾ bowl stainless steel sink with chrome flick mixer tap
- Laminate cabinets from selected range including:
 - Pot and crockery drawers as nominated on plans
 - Overhead cupboards as nominated on plans
 - Pantry (varies with design)
 - Handles from selected range
- Ceramic tiles from selected range to kitchen splashback

LAUNDRY

- Freestanding white steel cabinet with stainless steel trough and chrome flick mixer tap

BATHROOM & ENSUITE

- Laminate finish vanities with post form tops from standard range (no draws)
- Acrylic bathtub
- Selected 6mm semi-frameless shower screens with clear glass and polished silver frame
- Aluminium framed mirror
- Closed couple white toilet suite with soft close seat
- Chrome toilet roll holders and double towel rails
- Chrome mixer tapware throughout
- Ceramic wall tiling from selected range:
 - Skirting tile to wet area walls
 - Approx. 2000mm high to showers
 - Ceramic tiles from selected range to bath and vanity splashback
 - Ceramic soap dish to showers

EXCLUSIONS

- Driveway concrete, landscaping, water tank, fencing, clothesline and letterbox

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