

Schedule of Finishes

Footings and Slabs on ground	Reinforced concrete to Engineer's design
Floors	Timber or steel bearers and joists with particle floor
Frame and Trusses	Pine or steel to Australian Standards
Roof	Concrete tiles
Walls	Lightweight cladding with paint applied finished
Facia and Gutters	Colorbond
Internal	Walls and Ceilings – gyprock paint finish / Villaboard on ensuite and bathroom wall. Waterproof to wet areas Flush Hollowcore 2040 doors and timber frames with SS hardware and door stops Architraves 42mm x 12mm timber Skirting 67mm x 12mm timber
Living/Dining room	Selected floor tiles
Bedroom and Stairs	Quality 100% Polypropylene carpet with Dunlop 11mm underlay Split A/C to master bedroom Ceiling Fans to bedrooms
Bathroom & Ensuite	White Caesarstone (or similar) benchtop with drop-in basin 1500mm acrylic bath (not included in ensuite) Vitreous china link toilet suite (or similar) Mixmaster basin mixer (or similar) Mixmaster shower body (or similar) Mixmaster shower trim kit (or similar) Cirque 600 single towel rail (or similar) Cirque toilet roll holder (or similar) Selected floor tiles Walls tiled to 1000mm and 1800mm in shower areas Shower – semi frameless fixed glass screen

Kitchen	Formica cabinets and caesarstone bench tops 1.5 bowl stainless steel sink Mixmaster kitchen sink mixer (or similar) Selected floor tiles Kitchen splash back tiled Whirlpool 60cm Multifunction Oven (or similar) Whirlpool 60cm Cooktop (or similar) Omega 60cm slide-out Rangehood (or similar)
Laundry	Stainless steel tub and cabinet Mixmaster kitchen sink mixer (or similar) Selected floor tiles Splashback tile behind laundry tub
Entry Patios and Terrace	Selected floor tiles Timber entry door unit with metal sill and SS hardware
Hot Water	Electric hot water cylinder
Clothes Line	Lift-up attached to house wall or fence (whichever is most practical) Concrete slab for laundry courtyard
Air Conditioning	Min 2.5hp air conditioning to living areas
Garage	Auto colorbond panel lift door
Fences	To rear of building
Driveways/Paths	Exposed aggregate concrete
Windows & Sliding Doors	Aluminium frames and security screens to windows and sliding doors External privacy screen as required Tiled door sills as required
Window Dressings	Blinds or curtains to suit
Wardrobes	Mirror sliding doors with timber jambs, hat shelf and rail
Linen robe	Vinyl sliding doors with timber jambs and 4 shelves