

Classic Inclusions- RIA (Stage 2 Lots 1-28)



Life starts here

Effective: 1/09/06 RIA Point Cook

Preliminaries

- Plans, Fees and Building permits (excluding Planning Permit)
- Soil test & Site levels
- 6½ year structural guarantees
- 3 month free maintenance and service

Site Cost and Connections

- Site cost and connection based on land size up to 700m², maximum 5m setback to house and 300mm fall over building area
- Stormwater and sewer connection with building allotment on 700m² block
- Excludes electricity and telephone consumer account opening fees

Foundation

- Engineer designed slab
- Thermally efficient waffle concrete slab to Class 'M' soil
- Excludes rock removal & soil removal

Framing

- Precision engineered high tensile steel wall and roof frames

External Features

- Selection of Category 1A range bricks from limited Selkirk with natural colour raked mortar joints.
- Painted and Rendered (as specified on plan)
- Colorbond roofing
- Colorbond fascia, gutters and downpipes
- Aluminium Awning windows, powdercoated finish Feature windows to front (Product Specific)
- Hills Foldalene
- Brick Letterbox
- 1800mm H timber paling fence @ half share with neighbour

Internal Features

- 2550mm high ceilings
- Plaster board to ceilings and walls throughout
- 55mm plaster Cove cornice throughout
- 67mm MDF Skirting and 42mm Architrave- Bevelled edge

Heating /Cooling & Hot Water System

- Brivas gas ducted heating unit in roof space
- Brivas Profiler P23 Evaporative Cooler to 4 points
- Dux 135litre gas main pressure unit

Electrical

- RCD safety switch with circuit breaker to meter box
- Hardwired smoke detectors with battery backup
- Exhaust fans above showers, not vented to outside wall
- Ceiling fixed batten holder with cowl shades to all light points, as per detailed electrical plan
- Double power points, as per detailed electrical plan
- HPM White plate to switches
- 1 T.V. point

Doors

- Entrance: 2040mm high Hume Solicore SCX1
- External: 2040mm high External Grade rear door
- Internal: 2040mm high flush panel internal doors

Door Furniture

- Chrome hinges, latches and striker plates throughout
- Gainsborough 500 Terrace to all external doors
- Gainsborough Sofia lever to all passage doors
- Gainsborough Sofia lever to robes and linen

Robes & Linen

- 1 White melamine shelf with chrome hanging rail to robe
- 1 White melamine shelf (in garage)

Kitchen

- 180° postformed edge laminated bench top and standard laminate doors and 1 bank of drawers
- Standard door handles from JG King Category 1 range
- Dishwasher space
- Radiant 175 1¾ bowl stainless steel sink
- Chef GHS604 600mm gas cooktop- Stainless Steel
- Chef EOC614 electric under-bench oven- Stainless Steel
- Westinghouse Canopy rangehood WRF600CS- Stainless Steel
- Westinghouse SB907SJ electronic dishwasher- Stainless Steel

Client Initials /

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Laundry

- Clarke Radiant trough & cabinet 46l single acrylic bowl with poly cabinet

Bathroom & Ensuite

- Joinery built vanities with White Vitreous China Basin
- Caroma Verona acrylic 1675mm bath tub - White
- Polymarble 900x900mm shower base - White
- Crystal Clear semi-frameless shower screens with clear safety glass
- Caroma Concorde toilet pan with Slimline cistern - White
- Caroma Bath Mate single towel rail and toilet roll holder
- Aluminium White powdercoated framed vanity mirror

Tapware

- Dorf kitchen mixer
- Tasman tapware - Chrome
- External garden tap to front and rear

Paintwork

- Gloss Enamel to Entrance door
- Low sheen acrylic to external timberwork and other external doors
- Flat acrylic to ceilings
- Washable acrylic to internal walls
- Gloss enamel to internal doors, architraves & skirtings

NOTE:

Ceilings, walls and woodwork to be one colour each throughout
2 coats application

Ceramic Tiling

- Floor tiles as per detailed plan
- Wall tiles kitchen, bathroom and ensuite, laundry, tile height as per detailed plan
- Selection of JG Kings Category 1 range

Garage

- Plaster board ceiling
- 55mm plaster Cove cornice
- 4.2m x 4.2m Colorbond Panelmasta sectional garage door (no remote control)

Carpet

- Selection from JG King Home Category 1 range

Signed:
Sales Consultant

Date:

Signed:
Client

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Client

Date: