

## INCLUSIONS – STARTER SPECIFICATION

GENERAL	All working drawings and comprehensive specification All Council Building Fees Portable Long Service Leave Levy 6 Year Structural Warranty 6 Month Defects Liability Period House Insurance throughout construction
SOIL TEST	Supply soil test to the building pad
EARTHWORKS	Builder to prepare building Pad to 500mm cross-fall across site
ENERGY EFFICIENCY	6 Star Energy Efficiency guaranteed on all Key Start Homes Master Plans
SERVICES	Underground power included to power Box to 15 lineal metres Connection to Council Water Meter included to 15 lineal metres Connection to Council Sewer Lines to all plumbing to 45 lineal metres Connection of all storm water pipes to discharge point to 65 lineal metres
STRUCTURAL	Engineer designed, inspected and certified Concrete Raft Slab Engineering based on Class "S" Site 100mm step down to Garage, Patios, and Porch 30mm rebate to all Sliding Glass Doors
WIND CATEGORY	Wind Speed C1 (W41)
TERMITE TREATMENT	Non-susceptible Engineered Roof Trusses and Non-susceptible Structural Roof Timbers Steel Structural Beams (where applicable) Steel Reinforced CMB Head (where applicable) LOSP Treated Timber Wall Framing LOSP Treated Skirtings, Architraves, Door Jambs and Window Sills
EXTERNAL WALLS	200mm Series Concrete Masonry square edge Walls to suit 2600mm Ceiling height External wall finish - Two Coat External Wall Render System - as selected
CAR ACCOMMODATION	Panel-lift Door from range of standard colours NIL Remote Control
PATIOS	Entrance covered Porch with fully lined and washable F.C. ceilings and Plain Concrete Slab Rear covered Patio with Plasterboard Finished Ceiling and Plain Concrete Slab where shown on Master Floor Plan
COLUMNS	CMB Columns to dimensions detailed on Master Floor Plan
ROOF	Colorbond to be selected from Standard range of colours Roof design as shown on Master Floor Plan Roof pitch - 20 degrees or as shown on Master Floor Plan Roof sheeting - Colorbond Custom Orb
ROOF INSULATION	R 3.0 Ceiling Batts to Living Area Only, Excludes Entry Porch, Garage, and Rear Patio
GUTTERS & FASCIAS	Guttering - Colorbond Squareline Fascias - Colorbond
DOWNPIPES	90mm diameter PVC downpipes as required

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Current as at August 2010

WATER TANK	Colorbond Circular Water Tank – 5000 Litre
EAVES	4.5mm Hardiflex Lined Level Eaves to 600mm width
INTERNAL WALLS	2600mm high Timber Stud Walls with Plasterboard Linings Hardies Villa board Linings to all wet areas
SKIRTINGS & ARCHITRAVES	68mm Corinthian LOSP Treated Pine Skirting to all walls 42mm Corinthian LOSP Treated Pine Architraves to all doors
CEILINGS	2600mm High Plasterboard lined Ceiling 90mm Coved Cornice to all internal Ceilings & rear patio
WINDOWS & SLIDING GLASS DOORS	Clear Glazing with Powder coated frames to a colour selected from Builders Range, Laminated Glazing in accordance with Australian Standards Obscure Glazing to W.C. and Bathrooms windows Plaster set window sills, 4 sides Note: Full Height Sliding Windows are separated by Mid-rail with Fixed glass below
SECURITY SCREENS	NIL Security Screens
EXTERNAL DOORS	Entrance Door - Corinthian Panelcarve Entrance door in Painted Timber Frame Sidelight - NIL Laundry Door - As detailed on Master Floor Plan, 2116 Sliding Glass door or Corinthian Water proof ½ Light door in Metal Frame as standard Weather Seals included to External Hinged Doors Door Stops included
INTERNAL DOORS	Corinthian Quick-Fix Redicote Doors in LOSP Treated Pine Frames Door Stops to all doors included
DOOR FURNITURE	Entrance Door - Gainsborough Governor – Selected from Builders Range Internal Doors - Gainsborough Contractor Knob – Selected from Builders Range Privacy Locks to Bathrooms and WC Doors
PLUMBING	Hot water service - Gas Continuous Flow Hot Water System (5 Star Energy Rating) Kitchen sink - Oliveri Lakeland 1-3/4 Bowl 1080MM Stainless Steel Laundry Tub - Single - 45 litre Stainless Steel Nugleam with poly Cabinet Dishwasher - Cold Water Connection
TAPWARE	Kitchen – Artesian Flick mixer in chrome Bathrooms as detailed on master floor plan Bath –Raymor Armada Bath Set – Chrome Shower – Raymor Armada Shower Set – Chrome Basin – Raymor Armada Basin Set – Chrome Laundry tub - Dorf Booster with Booster Handles – Colour and Chrome Washing machine - Dorf Booster with Booster Handles – Colour and Chrome External taps - Front and Rear Brass Yard Taps with back flow valves (total of 2)
SHOWER SCREENS	(As detailed on Master Floor Plan) Coloured Powder Coated Frames selected from the Builders Colour Range Sliding or Pivot Doors with Clear Laminated Glazing to separate shower Fixed Laminated Glass panel to Shower-Bath Combo
MIRRORS	Mirror to full length of Vanity Unit with Coloured Powder Coated Frame
BATHROOM PLUMBING	Bath - Maxton 1675mm in White Basin - Caroma Cosmo in White

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FITTINGS	<p>W.C. - Stylus Symphony Suite in White</p> <p>Accessories – Award Sienna Single Towel Rail, one per Bathroom</p> <p>Award Sienna Toilet Roll Holder, one per W.C.</p> <p>Ceramic Soap holders tiled in – 1 per shower</p>
ELECTRICAL	<p>ALL ITEMS AS DETAILED ON ELECTRICAL PLAN – GENERALLY DESCRIBED AS FOLLOWS:</p> <p>Circular 32W 400mm Fluorescent Lighting to Living Areas, Bedrooms, Kitchen, and Bathrooms (one per room)</p> <p>Downlights to Porch, Entry, Hallways, Walk in Robes and W.C. (one per room)</p> <p>External Bunker Lights (1)</p> <p>Bare Fluorescent Tube to Double Garage (1), Laundry (1) and Patio (1)</p> <p>1200mm White 3-blade Ceiling Fans to Living Areas, Kitchen and Bedrooms (1 per room)</p> <p>Exhaust Fan to each Bathroom</p> <p>Double power point to all rooms (one per room)</p> <p>Single power point to fridge bay</p> <p>Single power point to Microwave provision (if applicable)</p> <p>Single power point to Dishwasher provision (if applicable)</p> <p>Electric Oven Connection</p> <p>Electric Hotplate Connection</p> <p>Single power point to Garage Door provision (if applicable)</p> <p>Single power point to Gas Hot Water Controller (if applicable)</p> <p>Water Tank Pump Connection (if applicable)</p> <p>Telephone Point (2)</p> <p>Television Outlet (2) – Cables left in Roof Space for Future Antenna Connection</p> <p>Smoke Alarms – (2) or as required by BCA guidelines</p> <p>Meter box and Underground Power Connection (Single Phase up to 10 metres)</p> <p>Connection to Storage Hot Water Unit</p>
APPLIANCES	<p>Cook top – Blanco BCG640NX 60cm Gas cook-top – Stainless Steel</p> <p>Under Bench Oven – Blanco BS060X 60cm Electric Oven – Stainless Steel</p> <p>Range-hood – NIL</p> <p>Dishwasher - NIL</p>
CABINETMAKER - KITCHEN	<p>Laminated Bench Tops with 90 degree Rolled edge as per Master Plan</p> <p>Laminated Faced Doors with white lined cabinet constructed from Highly Moisture Resistant Boards 600mm wide with matching plywood Kick Boards (as per Master Plan)</p> <p>Pantry Unit where indicated on Master Floor Plan, with 4 rows of shelving</p> <p>Provision for Dishwasher</p> <p>Single Bank of Drawers as shown on Kitchen Layout Plan</p> <p>Breakfast Bar with overhang as shown on Master Plan (if applicable)</p> <p>Handles for Cupboards to be selected from builders range</p>
CABINETMAKER - BATHROOM	<p>Vanity Cabinet with Laminated Bench Tops with 90 degree Rolled edge</p> <p>Laminated Faced Doors with white lined cabinet constructed from Highly Moisture Resistant Boards to width &amp; length indicated on Master Floor Plan with matching plywood Kick Boards</p> <p>NIL Drawers</p> <p>Handles for Cupboards to be selected from builders range</p>
BUILT-IN ROBES	<p>Master Bedroom - Robe (style indicated on Master Floor Plan) including Single Clairson Shelf and Hanging Rail</p> <p>All other bedrooms - Ceiling height Built-in Robe to width indicated on Master Floor Plan, with Painted Plasterboard sliding doors including Single Clairson Shelf and Hanging Rail</p>
LINEN CUPBOARD	<p>Ceiling height Built-in Linen Cupboard with Painted Plasterboard sliding doors including 4 Rows of Clairson Shelving</p>

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<b>WET AREA TILING</b>	To be selected from our Builders Range ** Tiles laid on an angle, Features or any tile cutting will incur extra labour costs
<b>WALL TILES</b>	Shower - Tile shower recess with Wall Tiles to 2000mm height Bath - Fully tiled bath fronts with 500mm height tiling above bath (or 2 Tiles High whichever the lesser) Laundry - Splash back 2 Tiles above laundry tub (or 500mm whichever the lesser) Kitchen - Fully tiled to 600mm high, (under Overhead cupboards) Vanities - Fully tiled to underside of mirror
<b>FLOOR TILES</b>	Bathroom - Fully tiled floor with metal waste and tiled skirting to all walls Ensuite - Fully tiled floor with metal waste and tiled skirting to all walls Laundry - Fully tiled floor with metal waste and tiled skirting to all walls W.C. - Fully Tiled floor with tiled skirting to all walls
<b>FLOOR COVERINGS</b>	Tiles to be selected from our Builder's Range. ** Floor tiles laid on an angle, feature tiles cut in or tiles larger than 400x400 will incur extra labour costs Supply and Lay Tiles to Entry (not including porch), Living Areas, Kitchen and all Hallways Carpet to be selected from our Builders Range Supply and Install Carpet to all Bedrooms & Robes
<b>PAINTING</b>	All Colours to be chosen from "White" based paints. Deep-based paints will incur an extra cost, Additional Paint Colours will incur an extra cost, Feature Walls will incur an extra cost Standard Colour Choice - 1 Exterior Wall Colour, 1 Interior Wall Colour, 1 Interior Gloss Enamel Colours (Total 3 Colours / Brush Changes) Internal garage CMB walls - Block filler and 2 coats washable 100% Acrylic Internal Plasterboard walls - Sealer undercoat and 2 coats of washable 100% Acrylic Internal timbers - Sealer undercoat with Gloss Enamel finish Ceilings - Sealer undercoat with 2 coats ceiling finish – WHITE ONLY External Rendered walls - 3 coats of washable 100% Acrylic Eaves - 2 coats of 100% washable Acrylic Gable ends - 3 coats of 100% washable Acrylic
<b>HOUSE CLEAN</b>	Builders Clean by professional cleaners on completion
<b>SITE CLEAN</b>	Site cleaned of all builders' rubbish on completion