

<b>PLANS:</b>	Architectural plans, working drawings, building permits, Engineers' foundation Designs, drawings, & Engineers' site inspections are all included as standard.
<b>FLOOR SLAB:</b>	Concrete raft slab based on Class S soil type with additional thickening beams & double layers of reinforcing mesh to all wet area floors. Termite treatment to Australian Standards is included.
<b>BRICKS:</b>	Extensive choice, refer to selection sheets from Austral, Boral & PGH.
<b>ROOF:</b>	Choice of Concrete Tile or Colorbond roofing at no extra charge – design specific. Colorbond Quad gutter, Colorbond valleys, & welded PVC downpipes are standard.
<b>VERANDAHS:</b>	All VerandaHS, Porches & Pavilions as indicated on plans include termite treatment & reinforced concrete floors as standard.
<b>WINDOWS:</b>	Stegbar sliding aluminium windows & doors in colors as selected with keyed locks & flyscreens are standard to all windows & sliding external doors.
<b>CEILING HEIGHT:</b>	2400mm with 75mm wide Cove Cornice or 2700mm with 90mm Cove Cornice – design specific.
<b>KITCHEN:</b>	Designer kitchen with fully laminated interiors & exteriors including post formed benchtops & laminated doors in colors & finishes as selected. Pantry with fully lined & edged shelves. Custom made drawers & tea towel rack. Dishwasher provision is included. Choice of either 2400mm wall of Overhead cupboards to Kitchen above hotplates including slide out flued Rangehood <u>or</u> Canopy style rangehood flued to external air with 900mm wide tiled background & 6 pot drawers.
<b>APPLIANCES:</b>	<p><b><u>Choice of SMEG Upright 900mm Stove or Smeg Oven &amp; Hot Plate Package</u></b></p> <p><b>SMEG Upright:</b> SMEG SS Upright Stove SA9010x 900mm.</p> <p><b>SMEG Package:</b> SMEG SA578X-1 SS, Digital 600mm - Electric Oven SMEG CIR66X 4 BURNER H/D trivets 600mm SS - Gas</p> <p><b>Rangehood:</b> Robinhood Canopy SS 900mm RWC3CH9 - Flued <b>/OR/</b> Elfa SL601 Slide out Rangehood SS 600mm Flued (overhead cup's)</p> <p><b>Stainless steel finish is standard.</b></p>
<b>KITCHEN SINK:</b>	Raymor Atlantic 1080mm 1-3/4 Bowl Single Fan Drainer.
<b>LAUNDRY:</b>	Layout as plan with Innova Elfa YH216c flush line 45 litre stainless steel tub with bypass and custom made 1000mm laminated cabinet & 800mm bench. Washing machine taps are provided above washing machine. Ceramic floor tiling with skirting tile surround and splashback wall tiling is included.
<b>BATHROOM:</b>	Stylus Maxton bath & Raymor Coral china basins. Tiled shower bases, full Danmac shower screens with clear laminated glass and colored frames 2000mm high, with choice of pivot or sliding shower doors. A full width mirror is provided to each vanity cabinet.
<b>TAPS &amp; OUTLETS:</b>	<p><b>Kitchen:</b> Caroma Acqua Sink Mixer.</p> <p><b>Bathrooms:</b> Innova Pin Lever Mixers.</p> <p><b>Laundry:</b> Raymor Clermont Sink Mixer to laundry tub.</p>
<b>WC SUITE:</b>	Stylus Venecia close coupled Suite Dual Flush System.
<b>BATH ACCESSORIES:</b>	Innova Round: double towel rails, shower shelves & WC holders.
<b>FLOOR WASTES:</b>	Provided to Bathroom, Ensuite & Laundry as standard.
<b>EXHAUST FANS:</b>	Provided to all shower recesses as standard.
<b>PLUMBING:</b>	All internal plumbing in REHAU polymer system with 2 external taps provided to external walls. Separately plumbed system delivering water <u>over</u> 50°C to Kitchen & Laundry & separately plumbed system delivering water <u>up to</u> 50°C to Bathroom & Ensuite.

- ELECTRICAL:**
- One Double Power Point per 12m<sup>2</sup> of Living Area.
  - One Light Point per 10m<sup>2</sup> of Building Area.
  - Residual Safety Switches to Lights & Power.
  - Smoke Detectors Hard Wired to Mains Supply.
  - 4 Single Power Points for Dishwasher, Fridge, Rangehood & Cooktop.
- HWS:**
- 315 litre Electric or 135 litre externally located Gas unit to all 3 bedroom homes.
  - 400 litre Electric or 170 litre externally located Gas unit to all 4 bedroom homes.
  - optional Solar systems available – subject to Energy rating compliance.
- HEATING:**
- Vulcan Silhouette 26MJ Manual Inbuilt Gas Wall Furnace.
- CERAMIC TILING:**
- Walls: Kitchen, Laundry, Bathrooms.
  - Floors: Bathrooms, WC, Laundry.
  - Shower recesses are fully tiled with tiled bases.
  - Wall tiling to 300mm above bath, 150mm over vanity, 600mm over kitchen bench, 600mm over laundry bench, skirting tile surround to all wet areas.
- DOORS:**
- Entry:** Hume XV14 Duracote.
- Rear External:** Solidcore Duracote.
- Main Internal:** Hume Oakfield, Denmark, Chateau, Caprice, Pacific or Vienna.
- Robes:** Flush Panel Readycote.
- Pantry:** As per main internal doors.
- DOOR FURNITURE:**
- External Locksets:** Gainsborough Ambassador or Trevi
- Internal:** Gainsborough Amara, Kristina, Latoria, Outline, Sovereign or Windsor.
- Cabinets:** Tekform chrome flat D pull 128mm.
- DOOR STOPS:** Santosa metal door stops provided to all opening swing doors.
- DOOR SEALS:** Door seals to external doors of Living Area.
- INSULATION:**
- External walls: R1.0 Sisalation & R1.5 Fibreglass Batts.
  - Ceilings: R3.5 Fibreglass Batts.
- ROBES & PANTRY:**
- Robes & Broom: 1 shelf & chrome hanging rail (Refer ceiling height)
  - Pantry & Linen: 4 shelves
  - All shelving is white melamine with protective edges.
- SKIRTINGS:**
- Craftwood (painted) Lamb Tongue profile skirtings (92mm) & architraves (67mm).
- Optional stained Timber finish is available.
- PAINTING:**
- Haymes quality finishes are used exclusively.
  - Timber Coat to all external timbers.
  - Lo-Sheen washable finish to internal walls (One color included)
  - Ceilings matt finish throughout.
- DOUBLE GARAGE:** Where specified, average area size of 39m<sup>2</sup> (design specific) in single brick skin & pier form including 2/2100m high & 2400mm wide Roller Doors with external hinged access door in Solid core construction.
- INTERIOR DECORATOR:** B&H Homes provide the services of an Interior Decorator to assist in the selection & co-ordination of all fixtures & fittings to ensure you achieve the best possible result.
- ITEMS NOT INCLUDED:** (unless specified) Carpets, drapes, light fittings, non-standard foundations & site works.
- NOTE:** All Verandahs, Porches, Pavilions, on all designs include concrete paving. All spas, open fireplaces, & car accommodation are optional in all designs, unless otherwise stated. Prices of options vary according to size and styles – please ask for individual pricing.