

<b>PLANS:</b>	Architectural plans, working drawings, building permits, engineers' foundation Designs, drawings, & Engineers' site inspections are all included as standard.
<b>LANDSCAPE PLAN:</b>	Complete garden design package including plant description & on-site meeting.
<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 Veranda's, 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 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, rubbish & recycle bins, & tea towel rack. Dishwasher provision is included. Harn heavy duty soft closing system included to all doors & drawers. 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 ILVE 900mm Upright Stove or SMEG Oven &amp; Hot Plate Package</u></b></p> <p><b>ILVE Stove Package:</b> ILVE Stainless Steel 900mm JC906 Upright Stove.</p> <p><b><u>OR</u> Oven &amp; hotplates:</b> SMEG SA995x SS Classic 5 Function 900mm – Electric Oven. SMEG Hotplates CIR93AXS SS 5 Burner inc. Fish/Wok, 900mm – Gas.</p> <p><b>Rangehood:</b> Robinhood Square Look Canopy RWE3CH9SS 900mm Stainless Steel – flued to external air.</p> <p><b><u>OR/</u></b> Elfa SL901 Slide out Rangehood twin motor 900mm Stainless Steel – flued to external air.</p> <p><b>Dishwasher:</b> SMEG Dishwasher DWA149S Stainless Steel. <b><u>OR/</u></b> ILVE Dishwasher IVDB1/1 Stainless Steel LED.</p> <p><b>Stainless steel finish is standard.</b></p>
<b>KITCHEN SINK:</b>	Bestlink Stainless Steel Square Double Bowl F8745. <b>Or</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 insert tub with bypass & custom made 1800mm laminated cabinet. Washing machine taps provided above washing machine. Ceramic floor tiling with skirting tile surround & splashback wall tiling is included.
<b>BATHROOMS:</b>	Decina Cortez 1675mm bath & Innova Slimline countertop china basins. Custom designed tiled shower bases, extended Danmac shower screens with clear laminated glass and frames 2000mm high with choice of pivot or sliding shower doors. A full-width mirror is provided over each vanity cabinet. Vanities include drawers & postform benchtops as displayed at no extra charge.
<b>TAPS &amp; OUTLETS:</b>	<p><b><i>Kitchen:</i></b> Paco Jaanson Quadrato Sink Mixer.</p> <p><b><i>Bathrooms:</i></b> Paco Jaanson Quadrato Mixers. Paco Jaanson Quadrato wall shower head &amp; arm to Ensuite with Tapac shower rose &amp; arm to Bathroom shower.</p> <p><b><i>Laundry:</i></b> Raymor Clermont Sink Mixer to laundry tub.</p>
<b>WC SUITE:</b>	Innova 313T wall faced suite dual flush system soft close seat.
<b>BATH ACCESSORIES:</b>	Innova Square – 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.

- PLUMBING:** All internal plumbing in **REHAU** polymer systems with 2 external taps provided. Separately plumbed system delivering water over 50°C to Kitchen & Laundry & separately plumbed system delivering water up to 50° C to Bathroom & Ensuite.
- ELECTRICAL:**
- One Double Power Point per 12m<sup>2</sup> of Living Area. - Two T.V. Points.
  - One Light Point per 10m<sup>2</sup> of Building Area. - One Telephone Point.
  - Residual Safety Switches to Lights & Power. - Exhaust Fans.
  - Smoke Detectors Hard Wired to Mains Supply. - Three 2 Way Switching Points.
  - Light & Point for Ducted Heating - Circuit Point for Evaporative Cooling.
  - 5 Single Power Points for Dishwasher, Fridge, Rangehood, Cooktop, & Microwave.
- 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:** Fully ducted gas system — Bonaire 4 star 20kw with 8 outlets.
- 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 Newington XN1 clear glazed or Hume Vaucluse XVP11.
- Rear External:** Solidcore Duracote.
- Main Internal:** Hume Oakfield, Denmark, Caprice, Chateau, Pacific, Vienna, Primecoat Flush Panel, Hume Ascot & Hayman.
- Robes:** As per main internal doors.
- Pantry:** As per main internal doors.
- DOOR FURNITURE:**
- Entry Lockset:** Gainsborough Tri-lock Contemporary or Traditional
- External Lockset:** Gainsborough Ambassador or Trevi
- Internal:** Gainsborough Incurve, Straight, Angular\*, Precise\*, or Align\* - square or round back plate\*
- Cabinets:** Tekform chrome flat D Pull up to 256mm for Pot drawers.
- DOOR STOPS:** Adoored Monument Metal door stops provided to all opening swing doors.
- DOOR SEALS:** Chrome door seals to external doors.
- INSULATION:** External walls - R1.0 Sisalation & R1.5 Fibreglass Batts. Ceilings - R3.5 Fibreglass Batts.
- ROBES & PANTRY:** Robes & Broom – 1 shelf. (refer ceiling height package). Pantry & Linen – 4 shelves.
- All shelving white melamine with protective edges.
- SKIRTINGS:** Authentic Victorian Ash or Tasmanian Oak Colonial mould skirtings (90mm) & architraves (65mm). Stained finish is included as standard.
- PAINTING:**
- Haymes quality finishes are used exclusively.
  - Timber Coat to all external timbers.
  - Lo-Sheen washable finish to all internal walls (up to 2 different colors 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 solid core access door.
- INTERIOR DECORATOR:** B&H Homes provide the services of a qualified 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.