

## PRELIMINARY

- ✓ Soil Test, Site and Feature Survey
- ✓ Bushfire Assessment
- ✓ Working Drawings
- ✓ Contract Documentation
- ✓ Engineering Design for Concrete Slab
- ✓ Choice Of Internal And External Colour Schemes

## SERVICE CONNECTIONS

- ✓ Electricity Up to 8m From Electricity Pit to Meter Box
- ✓ Water Up to 5m Front Setback
- ✓ Gas Up to 5m Front Setback
- ✓ Sewer Up to 8m From Dwelling to Point of Discharge
- ✓ Stormwater Up to 8m From Dwelling to Point of Discharge

## SITE & GENERAL

- ✓ **7 Year Structural Guarantee & 1 Year Maintenance**
- ✓ Standard Site Costs are Based on 300mm Site Fall Using Cut & Fill; across Building Platform
- ✓ Concrete Slab to Standard Platform "H" Class Slab Specification Up to N2 Wind Speed Based on 400 SQM Block
- ✓ Slab: 20mpa including reinforcement as per engineering
- ✓ Termite Shields to Service Penetrations (Part A)
- ✓ Chemical Spray to Building Perimeter (Part B)

\*Note - Site Costs Are Individually Assessed For Each Site

## GARAGE

- ✓ Garage With Concrete Floor (Inc Stepdown)
- ✓ Plaster Lined Ceiling
- ✓ Brick Veneer Walls to Garage (Plaster Lined)
- ✓ Brick Infill above Front Garage Door
- ✓ Sectional Overhead Door to Front with Remote

## HOT WATER SERVICE & HEATING

- ✓ Solar Panel Hot Water System Via Continuous Flow Gas Booster
- ✓ Bonaire MB3 ducted heating to bedrooms and living areas

## ELECTRICAL

- ✓ LED Stainless Steel Downlights to Living Areas
- ✓ Double Power Points as per Electrical Plan
- ✓ Hard Wired Smoke Detectors with Battery Backup if Required
- ✓ RCD Safety Switch
- ✓ 2 X Television & 2 X Telephone Points as Per Plan
- ✓ Exhaust Fan Installed above Showers

## EXTERIOR

- ✓ Austral Bricks from Builder's Category 1 selection with Natural Rake, Rolled or Flush Mortar Joints
- ✓ Brickwork Above Front Windows (facade specific)
- ✓ Concrete Roof Tiles or Colorbond® Roof (Builders Standard Range)
- ✓ Colorbond® Fascia, Gutters and Downpipes (100x50)
- ✓ Dowell Aluminum Powder Coated Windows Throughout
- ✓ Awing Windows to the Front Sliding to the Remainder
- ✓ Obscure Glazing to W/C, Bathroom & Ensuite Windows
- ✓ Roof Pitch 22.5 Degrees
- ✓ Hume XN1 (or Similar) Clear Glazed Entry Door As Per Builders Standard Range
- ✓ Lemaar Lever Sets with Deadbolts to all External Hinged Doors
- ✓ Aluminium Sliding Door to Meals Area & Laundry
- ✓ Coloured Concrete Driveway up to 25sqm
- ✓ Flyscreens With Fiberglass Mesh to All Openable Windows
- ✓ Outdoor Area Under Roofline\*\*  
\*\*Design Specific - Refer to Plans
- ✓ 2 x External Garden Taps

## FLOORING

- ✓ Ceramic Floor Tiles from Builder's Category 1 Range to Bathroom, Ensuite, Laundry, W.C. & Powder Room (Where Applicable)
- ✓ Ceramic Floor Tiles or Timber Laminate Flooring from Builder's Category 1 Range to Entry, Entry Hallway, Meals, Family & Kitchen
- ✓ Carpet from Builder's Category 1 Range to Remaining Areas

## WALL TILING

- ✓ Ceramic Wall Tiles 450mm x 450mm From Builder's Category 1 Range to Kitchen, Bathroom, Ensuite & Laundry (Wet Areas)

## INTERIOR

- ✓ 2440mm (8'0") Ceiling Height
- ✓ Flush Panel Redicoat Doors Throughout (2040mm High)
- ✓ 75mm Cove Cornice Throughout
- ✓ Architraves 67 X 18mm Single Bevelled MDF Painted with Finish
- ✓ Skirting's 67 X 18mm Single Bevelled MDF with Painted Finish
- ✓ Builders Standard Range Lever Door Furniture
- ✓ Built In Robes with Hinged Door/S, Single Melamine Shelf & Hanging Rod, As Per Plan
- ✓ Linen Cupboard & Pantry with Hinged Door/S With 4 Melamine Shelves, As Per Plan (If Applicable)
- ✓ Doors, Architraves & Skirting's Painted In Duluxe Semi-Gloss
- ✓ Washable Duluxe Low Sheen Interior Wall Paint
- ✓ White Vinyl Door Stops to Passage Doors
- ✓ R1.3 Sisalation Foil to the Outside of the Living Areas Frame & R2.5 Wall Batt Insulation to External Walls of Living Areas



## STANDARD INCLUSIONS (Effective May 2015)

*Build Now reserve the right to change inclusions, specifications & prices without notice. Inclusions do not include Developer Guidelines or Covenants (if applicable)*

## KITCHEN

- ✓ Technica 600mm Stainless Steel Oven TGO65BS
- ✓ Technica 600mm Stainless Steel Cooktop TB64GWSS-4
- ✓ 600mm Stainless Steel Canopy Range Hood RLES61SS/WH
- ✓ 20mm Stone Benchtops Includes Island Bench
- ✓ 1 3/4 Bowl Stainless Steel Sink
- ✓ Chrome Gooseneck Sink Mixer
- ✓ Square Edge Laminate Hinged Doors
- ✓ Chrome Handles From Builder's Standard Range
- ✓ Microwave Provision Below Benchtop
- ✓ Built-In Pantry with Melamine Shelves (Where Applicable)
- ✓ Overhead Cupboards Width Varies with Design - Refer to Plan

## BATHROOM / ENSUITE / POWDER ROOM

- ✓ 4mm Polished Edge Mirrors to Width of Vanities
- ✓ 1510mm Acrylic Bathtub
- ✓ Vitreous China Square Vanity Basins
- ✓ Wall Mixer Tapware to Bath & Showers
- ✓ Basin Mixer to Vanity Basin
- ✓ 900 X 900mm Tiled Shower Base to Bathroom
- ✓ 900 X 900mm Tiled Shower Base to Ensuite
- ✓ Laminate Cabinets (600mm Deep)

## LAUNDRY

- ✓ Ceramic Floor Tiles As Per Builders Standard Range
- ✓ Ceramic Wall Tiles As Per Builders Standard Range,
- ✓ 400mm Above Trough And Skirting Tiles
- ✓ Trough Stainless Steel 45 Litre & White Cabinet
- ✓ Hot/Cold Mixer Taps And Washing Machine Cocks

## ENERGY EFFICIENCY

- ✓ 6.0 Star Energy Rating For STD Plans
- ✓ Draft Stoppers to Exhaust Fans

**CONSTRUCTION:** All Build Now Homes construction are supervised or managed by licensed building practitioners