SANDSTONE
CONSTRUCTIONS

ESSENTIAL
INCLUSION

PRELIMINARY BUILDING ITEMS

- Drafting of house plans
- Energy efficiency report BASIX
- Soil test report by developer (as required)
- Engineer designed slab and footing
- Complying development certification approval
- Home warranty insurance
- Builder's public liability insurance
- Professional cleaning prior to occupation

SITE PREPARATION AND CONSTRUCTION

- Excavation work
- Footings and piers where applicable - piers up to 60 L/M
- Concrete slab - H1 slab

TERMITE PROTECTION

- Exposed slab edge for visual perimeter inspection
- Collars fitted to slab penetrations
- All works compliant with Australian standards

ENTRANCE

- 1000mm Width x 2100mm height featured moulded entrance door(Builder's Range)
- Floor tiles with skirting tiles to porch
- Light in portico ceiling
- Two coat satin enamel paint finish to front entrance door

HOME SYSTEM

- Video intercom

KITCHEN

- 900mm Haier black series(electric fan forced oven & electric/gas cooktop)
- 900mm Haier canopy rangehood
- Haier stainless steel dishwasher
- Chrome mixer tapware from builder's range
- 40mm stone benchtops to kitchen from builder's range
- Laminated kitchen doors without handles (choice of colour available from builder's range)
- Seamless bulkhead/overhead cabinets
- Stainless steel top mount kitchen sink(double or single)
- Walk in pantry(open shelves fixed cabinets)
- Window splashback
- Cold water and electrical provisions for dishwasher and refrigerator

BATHROOM

- Tile floor(600*300) upto $25 sqm
- Full tile to wet areas only and remaining skirtling tile
- Upto 900mm vanity with melamine doors
- 20 mm Stone bench on top of vanity from Builder's range
- Frameless mirror above vanity (width of vanity)
- Semi frameless shower screens with clear safety glass
- Waste grate - smart chrome over brass
- White acrylic bathtub (up to 1500mm subject to design) only to one bath
- Niche to shower only subject to design
- Combined fan, light & heater unit to bathroom
- White ceramic bowl basin from builder's range
- Shower and bath tapware set from builder's range
- Basin tapware set from builder's range
- Double towel rail from builder's range
- Toilet roll holder from builder's range
- Ceramic dual flush toilet suite/soft close seat from builder's range

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GENERAL INTERNAL CONSTRUCTION

- MDF pine handrail staircase with metal balustrade
- 2.7 Ceiling heights on both floors
- 2 zone ducted air conditioning (builder's range) with round outlet
- Hybrid flooring to hallway, living areas and kitchen to single storey
- Carpet/Laminated timber in bedrooms and staircase in double storey (upto $35 sqm)
- Standard nylon fly screens to all openable windows
- Slim finish switch plates
- Separate safety switches for lights and power in meter board
- Earth leakage protection
- Underground three-phase mains power supply from meter box
- Underground telephone line from service point to house
- 3x Double power points - main bedroom
- 2x Double power points - all other bedrooms
- 2x Television points
- 3x Provision of light points above the kitchen 2x telephone points
- 1x NBN access point (if applicable)
- One Linen cupboard with four fixed shelves and sliding doors/Hinge door as per plan
- Door furniture to be selected from builder's range
- Flush redcoat internal doors
- Privacy sets to bathroom, Ensuite and WC
- Upto 30 LED downlights
- Upto 25 power double power points socket outlet
- Passage sets to remainder of internal doors
- Smoke detectors to Australian standards
- Manhole into roof space
- Up to 13mm plasterboard to wall and 10m to square set finish
- 67mm x I2mm Single bevel skirting
- 42mm x I2mm Single bevel architraves
- Internal paint finishes: three coats low sheen to walls (one colour throughout); two coats to ceilings and cornices (white); three coats semi-gloss enamel to doors, skirtings and architraves (one colour throughout)

GENERAL EXTERNAL CONSTRUCTION

- Brick veneer construction on ground floor only (builder's range)
- Horizontal cladding to first floor in double storey house
- Glass balustrade on balcony as per plan
- Fibre cement linings to eaves (450mm overhang where applicable)
- Fibre cement ceiling to portico and alfresco areas
- 300mm x 300mm Tiles to front porch and alfresco
- Provision for hot, cold and sink at alfresco
- 1 External gas point and 1 all weather power point in alfresco
- Colorbond/tiled roof at required pitch
- Sarking installed to underside of roof sheets and entire house
- Colorbond fascia and guttering
- Rainwater tank as per council requirements
- 90mm PVC downpipes painted to match house
- Sewer drains connected to mains
- Storm water drains connected to rainwater tank / kerb as applicable
- Mains water supply connection
- Hot water system – gas instantaneous
- External paint finishes: two coats acrylic to all exposed timbers, gable cladding, posts and shoes, eaves and timber windows(where applicable)
- Remote control panel lift garage doors with two remote controllers
- Up to 2 external tap per residence
- Two sensor lights from builder's range as per plan

LAUNDRY

- Washing machine taps
- Single laundry sink & tub
- Tub mixers tap
- Tiled floor and skirting tile
- Smart chrome floor waste

BEDROOMS

- Carpet/laminated timber to all bedrooms from builder's range
- Vinyl/mirror sliding doors to built-in wardrobes
- His & Her's open walk in robe with two towers 600mm drawers to master bedroom only
- Hanging rail to all wardrobes
- One fixed robe shelf at 1800mm AFFL/walking robe in master bedroom
- Oyster light to all bedrooms
- Ducted air conditioning outlet in each bedroom

WARRANTY

- 90-day maintenance period
- 6-year structural guarantee