

### PRE CONSTRUCTION

- ✓ Homeowners warranty insurance
- ✓ Basix Assessment and Certificate
- ✓ Council Costs based on Complying Development Certificate
- ✓ Structural Engineers "M" class concrete slab design and certification on waffle pod slab
- ✓ Water Authority fees (Section 68)
- ✓ 13 week maintenance period
- ✓ Structural Guarantee

### EXTERNAL

- ✓ Brick Veneer construction from builders exclusive range
- ✓ Colorbond Custom Orb roof sheeting, gutter, fascia in your choice of standard Colorbond colours. Your choice of painted PVC or Colorbond downpipes
- ✓ Your choice of Hume Savoy, Newington or Nexus 2040mm x 820mm front entry door with clear glazing in painted finish (design specific)
- ✓ Lockwood Nexion entrance lock
- ✓ 90mm H2 treated radiata pine frame and truss
- ✓ Heavy duty sisalation wrap to all external walls and underside of roof sheeting
- ✓ Motorised garage door in Tuscan, Oxford or Hampton style (design specific) in your choice of standard Colorbond colours with 2 remote controls
- ✓ Aluminium sliding windows and doors with standard clear glazing (design specific). Translucent glazing to ensuite, bathroom and toilet windows. Vinyl mesh flyscreens and keyed locks to all opening windows and doors. Your choice of standard window colours.
- ✓ Alfresco ceiling gyprocked and corniced (design specific)
- ✓ Reinforced plain concrete slab, broom finish to alfresco and front porch (design specific)
- ✓ Dual width plain concrete driveway to kerb
- ✓ 3 outdoor taps, including 1 grey water connection where available
- ✓ Provide dual water connection from water meter to house (site specific)
- ✓ Natural gas connection (site specific)
- ✓ Dayton clothes line and plain concrete path, broom finish (design specific)
- ✓ Professional site clean and high pressure brick clean upon completion

### INTERNAL

- ✓ 2400mm ceiling height
- ✓ 90mm H2 treated radiata pine used throughout for superior strength
- ✓ 90mm Cove cornice
- ✓ Dulux Wash and Wear 3 coat paint system to walls and ceilings. High gloss finish to doors and architraves
- ✓ Your choice of Hume Accent range of internal doors 2040mm (design specific)
- ✓ Smart Robes to bedroom 2040mm high
- ✓ 67x18mm ezy trim bevel skirtings and architraves
- ✓ Whitco bevel lever set in your choice of satin or bright chrome
- ✓ White cushion door stops where required
- ✓ Carpet from builders exclusive range to all bedrooms, hallway and family room (design specific)
- ✓ Your choice of tiled or vinyl laminate flooring in entry, kitchen, dining and living room from builders exclusive silver range
- ✓ Waterproofing to all wet areas in accordance with Australian Standards
- ✓ Braemar TH series ducted gas heating
- ✓ Professional internal house clean upon completion
- ✓ Roller Blinds from Builders exclusive range to living areas and bedrooms (design specific)

Premium Inclusions

### KITCHEN

- ✓ Kitchen design includes Sheen or Satin cupboards, doors, drawers and end panels with a matching edge strip. Aluminium kickboards also included.
- ✓ Overhead cupboards to back bench and above refrigerator space
- ✓ Plasterboard bulkheads to all overhead cupboards.
- ✓ White melamine internal cupboard finish
- ✓ Blum soft close doors and drawers
- ✓ Tiled splashback from builders exclusive range
- ✓ Refrigerator space 950mm wide (design specific) with cold water connection point.
- ✓ Laminex diamond gloss kitchen bench with Mercer 1 ¼ bowl stainless steel sink and chrome sink mixer
- ✓ Westinghouse 600mm 80L electric oven (WVE613S)
- ✓ Westinghouse 900mm 5 burner gas cooktop (GHR95S)
- ✓ Westinghouse 900mm pull out range hood (WRH908IS)
- ✓ Dishlex 600mm dishwasher (DSF6105X)

### LAUNDRY

- ✓ Hume XF3 2040mm external door with Whitco bevel lever entrance set and deadlock
- ✓ Where shown, custom made laundry bench (design specific) in your choice of Sheen or Satin cupboards, doors and end panel with a matching edge strip. Aluminium kickboards also included
- ✓ Laminex natural finish benchtop with Mercer 45L laundry tub, chrome swivel tap and washing machine taps

### STORAGE

- ✓ Robes with built in top shelf and hanging rail. A bank of 3 shelves up to 600mm wide (design specific) to each robe
- ✓ Linen cupboard with 4 built in shelves, broom closet with built in top shelf only

### BATHROOM & ENSUITE

- ✓ Vanities from builders exclusive range with Stone benchtops, white gloss polyurethane doors, inset vitreous basin and soft close doors
- ✓ Alpha inset bath in tiled hob
- ✓ Stylus Prima II vitreous china closed coupled dual flush toilet suite with soft close seat
- ✓ Polished edge or framed mirror above vanity
- ✓ Clear laminate safety glass shower screen with bright silver frame and pivot door
- ✓ Ceramic wall and floor tiling from builders standard range 2100mm high in showers, 1200mm high in remainder of bathroom/ensuite, skirting tile in toilet and laundry.
- ✓ Smart tile floor wastes
- ✓ Heat light and fan to each bathroom
- ✓ Your choice of either Suttor or Lachlan chrome tapware and accessories (design specific)

### ELECTRICAL

- ✓ Single phase meter box with circuit breakers and earth stake.
- ✓ Telstra lead in
- ✓ Down lights to entry, patio, kitchen, dining, living and alfresco areas. Batten holders to remainder of rooms
- ✓ Double fluorescent light inside garage
- ✓ Sensor flood light to front of garage
- ✓ Mains powered smoke detectors provided with battery back up
- ✓ Two(2) TV points and digital TV antenna
- ✓ One(1) telephone point in your choice of location
- ✓ Clipsal white double power points (design specific)
- ✓ One(1) external weatherproof power point to alfresco area
- ✓ Instantaneous Bosch professional 26L natural gas hot water system, with recess box

*Disclaimer: The products and services included in this brochure relate to Contemporary Homes Premium inclusion package. Whilst every effort is made to ensure that the products used in this brochure are available at the time of construction, Contemporary homes reserves the right to substitute a product or service for a like product or service where required. Please note that these specifications are directly related to the construction of the building, further costs may be incurred once a site inspection is conducted and more detailed specifications are obtained pertaining to the proposed building site. Please contact your Contemporary Homes Sales Representative for more detailed pricing and inclusions for your specific circumstances.*