

WALER HEIGHTS

TOWNHOUSE SPECIFICATION

GENERAL

- ✓ Home Warranty Insurance (QBCC)
- ✓ Quality Assurance/Compliance throughout (Warranties and Certificates provided)
- ✓ All Site Costs Included
- ✓ One (1) fair and impartial third-party practical completion/defects inspection by iBuild Inspections

EXTERNAL

- ✓ Face Brick, Cladding or Bag and Paint to all Elevations as per plan
- ✓ Unicote Corrugated Sheet Metal Roofing to Comply with AS/NZS 2728:2013
- ✓ Powder Coated Aluminium Window and Sliding Door Frames with Locks from Standard Range
- ✓ Security Screens to all Doors and Windows
- ✓ Chrome Tri Lock Entry Door Handle
- ✓ Moulded Paint Grade Hinged Front Entry Door
- ✓ Foldaway Clothesline mounted to Home or Fence
- ✓ Termite Barrier in accordance with the National Construction Code of Australia (NCC)
- ✓ TV Antenna

INTERNAL

- ✓ Carpet to all Upper Level
- ✓ 450mm x 450mm Tiles to Main Living and Wet Areas (excl. Garage)
- ✓ 2550mm Ceiling Height to Lower Level and 2400mm Ceiling Height to Upper Level
- ✓ Plasterboard Lining to Internal Walls
- ✓ Three Coat Paint System throughout (Gloss Finish to Doors, Skirting and Architraves)
- ✓ 90mm Cove Cornice throughout
- ✓ Satin Chrome Internal Door Hardware throughout
- ✓ Roller Blinds to all Windows and Sliding Doors
- ✓ Pencil Round Mouldings throughout
- ✓ Carpet Grade Staircase with Painted Handrail
- ✓ Single High White Melamine Shelf with Hanging Rail to all Wardrobes
- ✓ Single High White Melamine Shelf with Hanging Rail and 2 x Banks of Shelves to Bed 1 Walk in Robe
- ✓ Bank of White Melamine Shelves to Linen Cupboards and Pantry (where applicable)
- ✓ Privacy Latch to Bedroom 1
- ✓ Mirrored Sliding Doors to all Robes

Standard Specification

Note: The proposed Internal and External Products, Colours and Materials are subject to change.

The Seller reserves all rights to substitute similar Products, Colours and Materials due to availability or other constraints.

Note: All Images are for illustrative purposes only.

LANDSCAPING

- ✓ 1.8m Pine Timber Fencing where applicable
- ✓ 1.5m High Pool Style Fencing where applicable
- ✓ Landscaping at Builder's discretion
- ✓ Driveway, Alfresco & Paths
- ✓ Two External Brass Garden Taps

KITCHEN

- ✓ Bin drawer (dependant on plan)
- ✓ Laminate Cabinetry including Overhead Cupboards with Bulkhead above
- ✓ Cabinetry Handles from Standard Range to all Drawers and Doors
- ✓ Finger Pull to Overhead Cupboards
- ✓ Soft Close Feature to all Drawers
- ✓ 20mm Stone Bench Tops to Kitchens
- ✓ Kitchen Splashback Tiles from Standard Colour Range
- ✓ 1¼ Bowl Stainless Steel Sink
- ✓ Chrome Gooseneck Kitchen Sink Mixer
- ✓ Microwave Space to Kitchen
- ✓ Plumbed in Fridge Connection
- ✓ 600mm Microwave/wall oven tower with 2 x pot drawers (dependant on plan)
- ✓ 600mm Electric Cooktop
- ✓ 600mm Stainless Steel Rangehood
- ✓ 600mm Stainless Steel Dishwasher
- ✓ 1 Bank of 4 Cutlery Drawers

ENSUITE, BATHROOM AND TOILET SUITES

- ✓ White Prefabricated Wall Hung Vanities with Basins and 2 drawers to Bathrooms (800mm or 1100mm wide dependant on plan)
- ✓ Niche to all Showers and above Baths (as per plan)
- ✓ Exhaust Fans to Bathrooms and Ensuites (and WC where applicable)
- ✓ Wall, Floor and Splashback Tiles from Standard Range (incl. Shower Floor)
- ✓ 2m High Shower Wall Tiles, 1m High Back Toilet Wall Tiles & 1.2m High Tiles to Other Bathroom/Ensuite Walls from Standard Range
- ✓ White Soft Close Dual Flush Toilet Suites
- ✓ White Acrylic Bathtub in Bathroom
- ✓ Clear Glass, Semi-Frameless Shower Screens with Pivot Door or Fixed Panel as per plan
- ✓ Powder Coated Mirrors to all Vanities
- ✓ Privacy Latches to Bathroom and WC Doors
- ✓ Chrome Towel Rails/Hooks and Toilet Roll Holders
- ✓ Chrome Mixer Taps from Standard Range
- ✓ Chrome Shower Head to all showers
- ✓ Chrome Floor Waste to all bathrooms

LAUNDRY

- ✓ Hot and Cold-Water Points to Washing Machine Space
- ✓ 40 Litre Laundry Tub and Cabinet or 30 Litre Mini Slimline Tub and Cabinet as per plan
- ✓ Chrome Gooseneck Laundry Sink Mixer
- ✓ Skirting, Floor and Splashback Tiles from Standard Range

ELECTRICAL

- ✓ White Power Point and Light Switch Fittings Internal and External
- ✓ LED Downlights throughout in Cool White
- ✓ Ceiling Fan to each Bedroom and Living
- ✓ TV and Data Points to Living/Family Room & Bedroom 1
- ✓ Telephone Point to Kitchens
- ✓ Double and Single Power Points throughout (at Builder's discretion) includes Microwave and Fridge Spaces, Rangehood, Cooktop,
- ✓ Garage Door and Air-Conditioning Unit

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MISCELLANEOUS

- ✓ Bronze Plumbing Package (Fittings and Fixtures)
- ✓ Single Roller or Double Panel Lift Garage Door with Remote Controls (Colour from Standard Range) as per plan
- ✓ Emergency Key Release to 'Coffin Garage' (if required)
- ✓ 10KW Ducted Air-Conditioning System throughout
- ✓ Electric Hot Water System
- ✓ Water Connection as per Local Council requirements
- ✓ Hard-Wired Smoke Detectors with Battery Backup in accordance with the National Construction Code of Australia (NCC)
- ✓ R2.5 Batts Internal Ceiling Insulation & Sarking
- ✓ Membrane Wrap to Cladded Areas
- ✓ Wall Wrap to External Walls
- ✓ Builders Final Clean to Home and Site prior to Handover
- ✓ Minimum 7.0 Star Energy Efficiency Rating
- ✓ NBN Ready – Your new home will be set up for future connection to the National Broadband Network (Does not include connection from the NBN pit or the Installation of fibre optic cables and equipment or application to NBN for additional Connections).

GENERAL

1. The Owner/s has read and understands the Standard Inclusions in full and agrees that any additional items will be at an additional cost via Variation to the Contract.
2. Landscaping Layout will be provided at the Builders discretion and to suit the Land and compliant with Estate Covenant.
3. Electrical Inclusions are dependent on Design and at the Builder's Discretion.
4. It is the Owner/s responsibility to establish Home and Contents Insurance upon receipt of Form 21.
5. This Specification supersedes any past Plans, Brochures, Emails, conversations (and the like), written or verbal.
6. It is not a requirement to enclose the void above a fridge space, as such opening is to allow for ventilation of the fridge. Should this be a request by the Client/s for BNB to do so, cost for such inclusion (including additional mechanical ventilation) will be included in the Contract or a Post Contract Variation.
7. The Builder is not responsible for Owner/s Fridge not fitting in the space provided.
8. Private Certifier may nominate Smoke Alarms positions that differ from the Final Working Plans.
9. Colour and Grain of Timber, Granite and other Natural Materials can vary. The Builder will use reasonable endeavours to match the Colour or Grain of any sample selected by the Owner/s but is under no liability if there is a difference and such a difference is not a Variation.
10. Owners are NOT permitted to enter the Construction site unless they are accompanied by an authorised representative.
11. The Builder does not guarantee that the exact location of Power Point, Light Fittings and Ducted Air Conditioning Vents selected can be achieved. Our Electrician maybe be required to relocate such items accordingly upon install due to framing requirements.
12. Payment of Gas, Water and Council Rates is the responsibility of the Owner/s as the Owner/s of the Land.
13. An Electricity connection to the site will be established with our Electricity Provider AGL. This Account is disconnected upon Handover, so you will need to contact your preferred supplier to reconnect into your name/s.
14. Once the Home has reached Practical Completion, one (1) fair and impartial third-party practical completion/defects inspection will be arranged by iBuild Inspections. Only defects captured on the inspector's report will be considered/actioned. A copy of the defects report will be sent to you for your records.
15. The Builder may at times be required to Colour Match Paint Colours.

Name: _____

Name: _____

Signed: _____

Signed: _____

Date: _____

Date: _____