

Access Inclusions (Access Blue Range)

GENERAL

- Engineer designed 'M' class concrete slab.
- Wide selection of bricks from our nominated PGH and Austral "Signature" range.
- Natural mortar with deep raked joints.
- Monier Eleebana concrete roof tiles in a choice of colours.
- Dowell aluminium windows with choice of standard powder coat coloured finishes.
- Colorbond metal fascia and gutters.
- 130 litre Rheem Stellar 5 star gas hot water system or 310 litre electric hot water system where gas is unavailable. (Subject to Basix requirements).
- All waste pipes concealed (vent pipes exposed).
- Garden taps to front and rear.
- Reticulated pest control treatment.
- Downpipes of 75mm diameter PVC.

CAR ACCOMMODATION

- Roll-a-door garage doors (Colorbond) specific to the standard façade chosen with central lockable handle.
- Rear access 820mm swing door or single roller door as indicated on plan.

ENTRANCE

- Quality timber door and entry frame to compliment your façade (paint finish) including draught excluder and storm seal.
- Translucent glazed entry sidelights façade specific.
- Gainsborough contractor terrace door furniture – key lock.

ELECTRICAL AND SAFETY

- Mains powered smoke detectors located to statutory requirements.
- Meter box with circuit breakers and earth leakage safety switch.
- Nominated light shades fitted with light globes on battren holders to ceiling points.
- HPM light switches located adjacent to doorways (white).
- Separate circuit breaker for refrigerator.

INTERIOR

- Choice of paint colours from our selected range – two coats premium grade.
- Flush panel internal swing doors as indicated on plan, with gloss pain finish and door stops.
- Gainsborough Contractor door furniture – porcelain knob set in a wide range of colours with privacy locks to bathrooms and toilets.
- 2440mm (nominal) ceiling height to single storey homes.
- Pencil Round 42mm architraves and 67mm skirting with gloss paint finish.

STORAGE

- Walk in robes as indicated on plan with open mesh shelving.
- Linen cupboards as per plan, plasterboard lined with open mesh shelving

KITCHEN

- Laminated kitchen cupboard fronts with 2mm ABS capped edge.
- Laminated post formed bench tops.
- Stainless Steel finish 172mm "D" pull cabinet handles.
- Fully lined white melamine cupboard shelves.
- Pantry plasterboard lined as indicated on plans.
- Provision for Dishwasher with cold water connection.
- Fridge space plasterboard lined as indicated on plan.
- Everhard Nugleam 1080 stainless steel sink with Alder Star 35mm single lever mixer tap in chrome finish.

APPLIANCES

- Chef EO614S electric multi-function under bench oven (600mm wide) .
- Chef GHS605S gas cook top (600mm wide) with 4 burners and electronic ignition in stainless steel finish.

BATHROOMS/WC

- Vanity top – Marbletrend prefab unit Project 900 (white).
- Laminated vanity doors with 2mm ABS capped edge.
- Laminated vanity kickboards.
- Stainless Steel finish 172mm "D" pull cabinet handles.
- Bath – Stylus Maxton 1700 (or 1500) Podium mounted coloured plug & waste.
- Ceramic floor tiling (300 x 300mm maximum size).
- Ceramic wall tiling (as per plan).
- Toilet suite – Stylus Symphony Link suite with plastic cistern & seat.
- Alder Star tapware to basins, bath and showers (chrome finish).
- Tiled shower base Softline Series with aluminium framed shower enclosure and pivot door (bright silver finish).
- Polished edge mirrors 500w x 1000h over vanities.
- Alder Star towel rail (double 750mm), towel ring and toilet paper holder in chrome finish as per plan.
- Ceiling mounted exhaust fan 200mm diameter in white as indicated on plans.
- White PVC basin and bath wastes.
- White PVC floor wastes as shown on plan.

LAUNDRY

- Clark utility tub & cabinet45 single stainless steel tub with white cap.
- Alder Star machine and laundry trough taps.
- Ceramic tiling (as per plan).
- White PVC floor waste.

ADDED SERVICES

- One year free building insurance.
- Free maintenance inspection at three months.
- Free consultation with a colour consultant.
- 6 year structural guarantee.