



Your Quality Domestic Builder  
 ABN: 29 107 425 703

## **Silver Standard Inclusions List**

### **General**

Soil Test, engineer's design, drafting and council fees  
 Building Insurance during construction  
 Government Levy's  
 Sewerage and water connection  
 Physical barrier termite protection  
 6 month maintenance period  
 6 year structural guarantee  
 Foundations to a standard "H" class footing design.

### **External**

Insulation to ceiling  
 Sisalation to external walls  
 Sheet Roof or Concrete Roof Tiles  
 Brick veneer or weatherboard from Builders Range (as per plan)  
 Render Finish to front facade  
 Under main roof Alfresco – Tiled  
 Aluminium framed windows, all with key locks and with Grey tint glass  
 Feature front door from Builders Range  
 Security deadbolt to front door.  
 Fly Screens to all windows and Sliding Doors  
 Exposed aggregate driveway & path  
 Wall mounted clothesline  
 Letterbox with street number  
 Fully fenced with side gate 1.8m treated pine (as per plan)  
 Turf to front, rear and one side with gravel down other side.  
 Planted Garden bed approx. 10m2 to front yard  
 2 external taps – one front and one back.  
 Instantaneous Gas hot water unit

### **Internal**

Gyprock plasterboard Internal Linings  
 Waterproof villa board linings to wet areas  
 90mm cornice  
 42mm architraves & 68mm skirting (gloss finish)  
 Laminated Benchtops & cupboards  
 Painted Ceilings  
 Painted walls - low sheen finish.  
 Hume or similar panel doors

Carpet to Bedroom from builders range  
 Floor Tiles to bathroom, ensuite, wc, living area, hallways and kitchen splashback from builders range as per plan  
 Wall Feature Tiles in Bathroom  
 Built in Vinyl Robes – 1 shelf and hanging rail  
 Mirrors – framed full length of vanity  
 Shower screen – framed with clear glass.  
 Built in Vanities  
 Toilet, Bath & Basins  
 Caroma Tap ware from standard builders range  
 Toilet roll holder and towel rails  
 Exhaust fans to bath and ensuite  
 45lt stainless steel Laundry Tub  
 One and ¾ bowl stainless steel sink single drainer and flick mixer  
 Electrolux Stainless Steel appliance package 2 including dishwasher  
 Overhead cupboard with slide out range hood  
 Vertical Blinds to windows and sliding doors except wet areas and garage  
 Lockwood "Velocity" Stainless Steel internal door furniture  
 Down lights to living areas  
 2 external lights  
 1200 twin fluorescent to garage  
 2 x TV point  
 2 x Phone points  
 Smoke alarms  
 Panelmasta garage door with 2 remote controls  
 Ceiling fans (as per plans)  
 Split system A/C unit to Living Area

Options List
Roller Blinds
Air Condition Ducted
Air Condition Split for bedrooms
Alarm system
Frameless Mirrors & Shower Screens
Mirrored Wardrobes
Glass Splashback
Solar Panels
Stone Bench Tops for Kitchen