



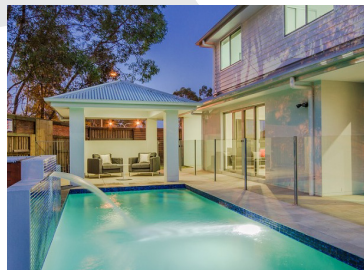
# visualdiversity

## HOMES

*Home Sweet Home To Thousands!*



*Keep your weekends free for fun stuff!*



### EARTHWORKS AND SLAB

- ✓ H1 - Class site
- ✓ Fixed price site costs for sites with up to one metre of fall
- ✓ Contour survey and set out by qualified surveyor

### GENERAL

- ✓ Fixed Price Contract
- ✓ Complete design service, including construction drawings and engineering
- ✓ Builder's six (6) month defect liability period
- ✓ All Certification fees, building approvals and occupancy certificate
- ✓ Builders All Risk Insurance Cover
- ✓ QBCC Insurance
- ✓ Full colour co-ordination service with our in house Colour Consultant
- ✓ Fully prepared building agreement including detailed finishes and fixtures specification
- ✓ Complete internal and external clean of your new home

### APPLIANCES

- ✓ 900mm free standing Smeg oven
- ✓ 900mm S/Steel and glass European Rangehood
- ✓ 600mm S/Steel Smeg Dishwasher
- ✓ Continuous flow gas hot water system

### CEILING HEIGHT

- ✓ 2740mm ceiling height

### PLUMBING

- ✓ Two (2) external taps

### INTERNAL

- ✓ Mirror sliding robe doors
- ✓ Walk in/walk through robe to master bedroom
- ✓ Single shelf with hanging rail to all robes
- ✓ Four (4) shelves to linen cupboard
- ✓ Vinyl sliding linen cupboard door
- ✓ 62mm finger joint pine skirting
- ✓ 42mm finger joint pine window architraves
- ✓ 90mm cove cornices
- ✓ Three (3) coat paint system to walls and ceiling
- ✓ Fully lined interior to garage

### WINDOWS AND DOORS

- ✓ Powder coated aluminium windows and sliding doors from Builder's select range
- ✓ Keyed window locks to all windows
- ✓ Dead locks to all sliding doors
- ✓ Flyscreens to windows and sliding doors
- ✓ Entrance door from builders select range and painted finish
- ✓ Standard internal flush panel doors with semi-gloss finish

### BLINDS

- ✓ Roller blinds to external windows excluding wet areas and garage
- ✓ Roller blinds to sliding doors

### KITCHEN

- ✓ Caesar Stone 40mm bench top with 60mm waterfall ends and Caesar Stone benchtop to island
- ✓ Over 250 laminate options - including gloss laminates and create 2 pack look laminates
- ✓ 12 pot drawers with soft close mechanisms
- ✓ Laminated cupboard doors
- ✓ Laminated cupboards throughout
- ✓ Stainless steel bar door handles to all cabinetry
- ✓ Overhead cupboards with bulkheads through to ceiling (For 2740mm ceiling height)
- ✓ Microwave space including power point with pot drawer under (house design specific)
- ✓ Clients choice of painted glass splashback from builders select range
- ✓ Afa Exact 1208 with drainer overmount stainless steel double bowl kitchen sink
- ✓ Solus MK2 kitchen sink mixer tap ware
- ✓ Ceramic tile kickboards to all cabinets
- ✓ Four (4) melamine shelves to pantry or where design specific modular shelving with benches for walk in pantry
- ✓ Teknobili Ox T7 Kitchen sink mixer

### BATHROOM/ENSUITE

- ✓ Tiles to 2.0 metre height in shower recess
- ✓ Privacy latch to toilet, bathroom and master bedroom
- ✓ Semi-frameless clear glass shower screen
- ✓ Semi-frameless 900mm high (x vanity width) mirror to bathroom and ensuite
- ✓ White vitreous chine above counter square look vanity basins (double bowl vanity if shown on plans)
- ✓ Square line laminate with shadow line vanities with 40mm ceasar stone benchtops
- ✓ Splashback tiling to vanity
- ✓ Double towel rail
- ✓ Toilet roll holder
- ✓ Full ceramic dual flush toilet suite close coupled
- ✓ Mizu Bloc chrome mixer tap ware
- ✓ Single function Posh shower on rail with mixer tap (incorporates soap holder)
- ✓ Chrome floor wastes
- ✓ 1800mm white Kensington bath



### FLOOR COVERINGS

- ✓ Full flooring to main floor areas (choices of Porcelain 600 x 600 tiles or laminated timber look flooring)
- ✓ Porcelain tiling to all wet area floors from Designer range package
- ✓ Carpet to bedrooms, retreats, rumpus, media / television and studies from Designer range package

### ROOF

- ✓ Clients choice of colorbond or tiles
- ✓ Colorbond fascia and gutter from Builder's standard range

### DOOR FURNITURE

- ✓ Internal door furniture lever sets
- ✓ Deadlocking Entrance door furniture from select range
- ✓ Lockable lever door set to external garage door
- ✓ Lockable lever door set to internal garage to door

### ELECTRICAL

- ✓ Television antennae
- ✓ Safety switches to all circuits
- ✓ Meter box with circuit breakers
- ✓ NBN provision to home where applicable
- ✓ Energy efficient lighting
- ✓ Minimum 1 double powerpoint all rooms excluding toilets, 3 to master, 3 to kitchen
- ✓ 70mm LED down lights throughout
- ✓ Fan with two downlights to each bedroom
- ✓ Three (3) Television points
- ✓ Two (2) Telephone points
- ✓ Smoke detectors to Australian Standard
- ✓ Stainless fan to patios

### DRIVEWAYS AND PATHS

- ✓ Exposed aggregate concrete driveway and front path and porch area
- ✓ Brushed grey concrete path from laundry to clothesline (design specific)

### LANDSCAPING

- ✓ "A" Grade Turf to front and rear lawn areas
- ✓ Two (2) garden beds with shrubs & mulch
- ✓ River rock bed to service entry

### LAUNDRY

- ✓ Cabinetry laundry cupboard
- ✓ Laundry tap set to sink
- ✓ Washing machine taps
- ✓ Splash back tiling above laundry sink
- ✓ Chrome floor wastes

### CONNECTIONS

- ✓ Single phase underground power connection
- ✓ Complete plumbing and drainage connections
- ✓ Telstra conduit lead ins

### OUTDOOR LIVING

- ✓ Outdoor living area under main roof
- ✓ Porcelain tiles from external Designer range to outdoor living

### TERMITE PROTECTION

- ✓ Termite protection system to perimeter
- ✓ Termite protection system to penetrations

### FENCING

- ✓ \$2,200 fencing allowance (For construction by client in coordination with neighbouring property)

### CLOTHESLINE

- ✓ Folding clothesline mounted to home
- ✓ Concrete pad under clothes line

### INSULATION

- ✓ Sisalation wrap to external walls
- ✓ Sarking to full roofs

### GARAGE

- ✓ Panel lift garage door
- ✓ Automatic garage door opener with 3 remote controls

### EXTERNAL FINISHES

- ✓ Rendered brick pier or timber posts to front porch (design specific)
- ✓ Fully rendered double height bricks from our select range
- ✓ Painted PVC downpipes
- ✓ Linea weatherboard to front facade where applicable

### MISCELLANEOUS

- ✓ Rendered letterbox to match home
- ✓ 450mm eaves
- ✓ Concrete pump
- ✓ Crane hire

