



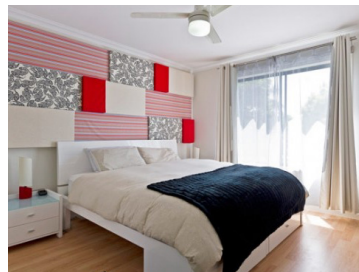
# visualdiversity

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

## CEILING HEIGHT

- ✓ 2440mm ceiling height

## PLUMBING

- ✓ Two (2) external taps

## INTERNAL

- ✓ Vinyl 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
- ✓ Fly screens to windows and sliding doors
- ✓ Entrance door from builders select range and painted finish
- ✓ Standard internal flush panel doors with semi-gloss finish

## BLINDS

- ✓ Vertical blinds to external windows - excludes wet areas and garage
- ✓ Vertical blinds to sliding doors

## KITCHEN

- ✓ Caesar Stone 20mm bench top
- ✓ Over 100 laminate options - including gloss laminates
- ✓ Laminated cupboard doors
- ✓ Laminated cupboards throughout with four (4) drawers
- ✓ Stainless steel bar door handles to all cabinetry
- ✓ Overhead cupboards with bulkheads through to ceiling (for 2440mm ceiling height)
- ✓ Microwave space including power point with pot drawer under (house design specific)
- ✓ Client's choice of splashback tiles including glass look tiles from builders select range
- ✓ Oliveri stainless steel 1&3/4 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's

## BATHROOM/ENSUITE

- ✓ Tiles to 2.0 metre height in shower recess
- ✓ Privacy latch to toilet, bathroom and master bedroom
- ✓ Semi frameless glass shower screen
- ✓ Semi frameless 900mm high (x vanity width) mirror - To bathroom and ensuite
- ✓ White vitreous china above counter square look vanity basins (double bowl vanity if shown on plans)
- ✓ Square line laminate with shadow line vanities
- ✓ Splashback tiling to vanity
- ✓ Double towel rail
- ✓ Toilet roll holder
- ✓ Full ceramic dual flush toilet suite close coupled
- ✓ Posh Bristol MK2 mixer tap ware
- ✓ Single function Posh shower on rail with mixer tap (Incorporates soap holder)
- ✓ Chrome floor wastes
- ✓ 1650mm white Decina Bambino bath

## FLOOR COVERINGS

- ✓ Full flooring to main floor areas (choices of ceramic tile or laminated timber look flooring),
- ✓ Ceramic tiling to all wet area floors from gold range package
- ✓ Carpet to bedrooms, retreats, rumpus, media / television and studies from Gold 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 power point all rooms excluding toilets, 3 to master, 3 to kitchen
- ✓ 70mm LED down lights throughout
- ✓ Fanlights 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

- ✓ Econo-tub
- ✓ Laundry tap set to sink
- ✓ Washing machine taps
- ✓ Splashback 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
- ✓ Exposed aggregate or brushed grey concrete 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 roof

## GARAGE

- ✓ Panel lift garage door
- ✓ Automatic garage door opener with 3 remote control handsets

## 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

