

## Standard Features

- Full working drawings
- 6 star First Rate energy report
- Engineers soil test and slab design
- Building permit
- Home owners warranty insurance
- Construction and public liability insurance
- 7 year structural warranty guarantee
- 3 month defect liability period
- Site cleaned and rubbish removed
- Builders clean upon completion
- Full access to home throughout construction (key provided)

## Colour Consultancy

- Professional colour consultancy included

## Site Costs and Connections

- Connections to services included: Provided stormwater and sewer points are available within the building allotment
- Power connection: is based on single phase underground power

## Foundations

- Class M sand base, raft or wafflepod slab with 300mm edge beams and a maximum fall of 300mm over the building area

## Frame

- 90mm pine wall frame hand built on-site, 450mm stud spacing with engineered prefabricated pine roof trusses

## Termite Treatment

- Framesure LOSP treated timber frames and roof trusses with 25 year guarantee

## Insulation

- Ceiling: R3.5 CSR Bradford batts
- Walls: R2.0 CSR Bradford batts with R1.6 insulation foil to external walls
- Weather seals: To all external doors and aluminium windows

## Clothesline

- Daytek wall mounted or rotary style supplied and installed

## External Features

- Brickwork: Boral face brick selected from Virtue standard range with a large selection of different bricks
- Natural colour mortar
- Roof Covering: Colorbond Custom ORB with double sided reflective foil or tiled roof from Boral standard builders range
- Downpipes: Colorbond rectangular 100 x 50mm
- Spouting: Colorbond quad
- Fascia: Colorbond
- External Entry Door: 2040 x 820mm Corinthian, choice from Madison or Urban range (or similar)
- Laundry Door: Full glass aluminium french door or glass slider
- Windows: Dowell aluminium windows from standard colour range. Awning windows with grey tint glass to all front facades. Acrylic flyscreens to all opening windows, aluminium flyscreen mesh to sliding doors with locks to all windows and doors
- Front Garage Door: BnD saville or wide panel from the panel lift range, 5m wide and motorised with 3 remotes. Choice of colour from standard BHP colour range
- Rear Garage Door: Aluminium french PA door with aluminium frame or colorbond roller door
- Hot Water Unit: Rinnai Sunmaster 175 solar hot water service with gas Infinity 26 boosted instantaneous back up and frost resistant solar panel
- Infills Over Windows: Front elevation has brick above windows. Balance of home has fibre cement sheet

## Internal Features

- Ceiling Height: 2550mm (structurally braced to N2)
- Skirting: 92 x 18mm bevel edge MDF
- Architrave: 67 x 18mm bevel edge MDF
- Plaster:  
General areas: 10mm Boral  
External ceilings: 10mm WR board  
Wet areas (excl. laundry): 6.5mm villaboard
- Cornice: 75mm cove cornice
- Fully plaster lined and painted ceiling in alfresco
- Fully plaster lined and painted in garage

## Doors and Door Furniture

- External Entry Door Furniture:  
Lockwood Nexion contemporary style lock (with built in deadlock)
- External Hinged: Lockwood Vicinity lockset
- Internal Door Furniture: Lockwood small rose lever handles (privacy adaptors included to WC and bathroom)
- Robe Sliders: Lockwood Nidus FPSQ1SC flush pulls
- Internal Doors: 2040mm Corinthian redicoat flush panel
- Robe Doors: 2040mm Corinthian redicoat flush panel sliding robe system with aluminium tracks
- Chrome hinges, door stops, latches and striker plates throughout the home

## Painting - 3 Coat System

- Paint: Quality Dulux Wash and Wear
- Main Area Ceilings: Sealer undercoat with 2 flat acrylic top coats
- Wet and External Area Ceilings: Sealer undercoat with 2 satin top coats
- Walls: Sealer undercoat with 2 premium wash and wear low sheen top coats
- Doors and Woodwork: Tinted undercoat with enamel gloss top coat

## Shelving

- Master Bedroom: Feature Cinder Bliss colourboard finish included. 1 melamine shelf with hanging rail, 2 banks of shelves option of double hanging section with melamine dividers
- Bedrooms: 1 white melamine shelf with hanging rail and 1 bank of shelves
- Broom (if applicable): 1 white melamine shelf with open below
- Linen: 5 white melamine shelves
- Pantry: Joiner made laminate benchtop with open white melamine shelves above and below bench
- Study Nook: If applicable, joiner made laminate bench, 1 set of drawers, and open melamine shelves above benchtop
- Customised shelving meeting at fix stage

## Heating/Cooling

- Bonaire gas ducted central heating unit: installed in roof space with digital programmable thermostat, designed to suit home. Removable return air grill with mesh filter for cleaning
- Round or square outlets
- Central heating ducts included in bathroom and ensuite
- Fujitsu 7kw inverter split system: reverse cycle airconditioner, supplied and installed

## Electrical

- Slimline switches and power points: generous allowance includes two in each bedroom, 3 in master bedroom and 1 in alfresco
- Downlights: LED downlights to main areas and larger recessed LED downlights to balance of home.
- External lights: 1 LED spotlight, 2 LED up/down lights to front facade (choice of square or round)
- Exhaust fans: above showers
- Smoke detectors: hard wired with a battery backup
- TV points: 3 TV points plus TV antenna supplied and installed
- Phone points: 1 with line from Telstra pit installed to home
- Safety switch: RCD safety switch and circuit breakers to meter box
- Swann entry door phone: with 7" internal LCD monitor

## Ceramic Floor and Wall Tiling

- Standard ceramic floor and wall tiles: to wet areas, main living areas, entry and rear hallway (allowance: \$33 per m2 plus standard laying)
- Tiled skirtings to wet areas with chrome trims
- Full perimeter silicone seal
- Option of vinyl plank flooring to all living areas in lieu of tiles

## Floor Coverings

- Carpet: Supplied and laid to all bedrooms, second living area, and study if applicable (allowance: \$130 broad loom metre on standard underlay)

## Appliances

- Hot Plates/Oven: Smeg 900mm stainless steel dual fuel upright cooker (SA9010X-SS)
- Rangehood: Smeg 900mm stainless steel slideout (SAH491SS)
- Dishwasher: Smeg stainless steel (DWA6214S)

## Kitchen

- Custom made joinery: laminate benchtop, base cupboards and overhead cupboards from our standard laminate colour range
- 1 set of cutlery drawers, 1 set of pot drawers with tandembox soft close, overhead cupboards (incl. above fridge with built in bulkhead) and waterproof kickers upgrade to all cabinetry, soft close hinges to all cupboards and doors
- Choice of designer range of handles
- Sink: Frankie pacific 1 3/4 bowl stainless steel (PFX621)
- Waterpoint for fridge connections
- Pull out twin bin

## Laundry

- Cabinets: laminate benchtops and base cupboards from standard laminate colour range
- Trough: 45 litre stainless steel inset trough including bypass

## Tapware

- Shower: Nirvana slimline chrome mixer with round showerhead outlet or rail
- Bath: Nirvana slimline chrome mixer with modern spout style
- Basins: Nirvana slimline chrome basin mixer
- Kitchen Sink: Nirvana slimline chrome sink mixer with modern gooseneck spout
- Laundry Trough: Nirvana chrome sink mixer
- External Taps: four located around the home (incl. one on the water meter)
- Concealed washing machine connections inside laundry cupboards

## WC

- Toilet Suite: Claire close coupled toilet suite with soft close seat and lid
- Toilet Roll Holder: Rotondo toilet roll holder

## Bathroom

- Basin: choice of 3 countertop basins, choice of square or round style with chrome pop up plug
- Bath: Decina Cortez 1670mm with a chrome plug
- Showerbase: Polymarble 900 x 900mm showerbase
- Showerscreen: Semi-frameless Latrobe Valley Glass Perimeter range, 2000mm high
- Cabinets: laminate vanity unit with 1 set of soft close drawers and doors
- Mirrors: length of vanity 850mm high, polished edges
- Towel rails: Capri double towel rail
- Tiled niche to shower recess

## Ensuite

- Basin: choice of 3 countertop basins, choice of square or round style with chrome pop up plug
- Showerbase: graded tiled showerbase (as per plans) with smart tile waste
- Showerscreen: Semi-frameless Latrobe Valley Glass Perimeter range, 2000mm high
- Cabinets: laminate vanity unit with 1 set of soft close drawers and doors
- Mirrors: length of vanity, 850mm high, polished edges
- Toilet Suite: Claire close coupled toilet suite with soft close seat and lid
- Toilet Roll Holder: Rotondo toilet roll holder
- Towel rails: Capri towel rail
- Tiled niche to shower recess

Note 1: BAL (Bushfire Attack Level) ratings will need to be considered once the site has been assessed. Some materials and building requirements may change depending on this rating.  
 Note 2: All homes will need to comply with a 6 star energy rating and homes can only be rated once working drawings are completed. Final material requirements and costs may vary depending on this rating.  
 Note 3: Virtue Homes reserves the right to implement product improvements including the make, model, or type if the specified product is unavailable.  
 Note 4: If NBN connection is available, extra connection costs for telephone connection may be required.