

## STANDARD FEATURES

- Full Working Drawings with 3D Facades
- 6 star First Rate Energy Report
- Engineers Soil Test & Slab Design
- Building Permit
- Home Owners Warranty Insurance
- Construction & Public Liability Insurance
- 7 year structural Warranty Guarantee
- 3 month defect liability period
- Temporary fence included to front boundary
- Builders Clean upon Completion
- Full access to home throughout construction (key provided)
- Fixed Price Contract

## COLOUR CONSULTANCY

- Professional colour consultancy included (Internal & External)
- Site Meeting for external Paint colour selections

## SITE COSTS & CONNECTIONS

- Connections to services included: provided stormwater & sewer points are available within the building allotment.
- Power connection is based on single phase underground power
- Site Clean – All brick rubble & concrete is recycled

## FOUNDATIONS

- Class 'M' Engineered Waffle Pod slab with 300mm edge beams to entire perimeter of slab, 25 mpa concrete, SL82 Bar Steel trench Mesh
- Site Scrape: Included to maximum fall of 300mm over the building area

## FRAME

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

## TERMITE TREATMENT

- Timberlink Blue H2F treated timber frames and roof trusses with 25 year guarantee, maintenance free

## INSULATION

- Ceiling: R4.1 CSR Bradford Batts
- Walls: R2.0 CSR Bradford Batts & R1.6 vapour permeable CSR Proctor Wrap to external walls
- Weather seals: to all external doors & aluminium windows

## 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 outlets (Square outlets are available as an option)
- Central heating ducts included in bathroom and ensuite
- Split System: Daiken 7kw inverter, reverse cycle airconditioner

## INTERNAL FEATURES

- Ceiling Height: 2550mm, (Structurally braced to N2)
- Skirting: 92mm x 12mm MDF, Architrave: 67mm x 12mm MDF (choice of Bevel Edge, DAR, Colonial or ½ splayed at no extra cost)
- Plaster: General areas 10mm Boral Sheetrock, External Ceilings 10mm WR Board, Wet Areas (excl. Laundry) – Wet room board
- Metal Ceiling battens: Included at 450mm
- Cornice: 75mm Cove cornice
- Fully plaster lined & painted ceiling in alfresco & portico & Fully plaster lined & painted in garage

## EXTERNAL FEATURES

- Brickwork: PGH Face Brick selected from Virtue Group 1 range with a large selection of colours  
Natural colour mortar
- Roof Covering: Colourbond Custom ORB with double sided reflective foil or tiled roof from Boral standard builders range
- Roof Ventilation: Rotary Vent colorbond with spark guard
- Downpipes: Colourbond rectangular 100mm x 50mm
- Spouting: Colourbond Quad
- Fascia: Colourbond Novaline
- External Doors:  
Entry door – 2040mm x 820mm Corinthian, from Madison or Urban range (or similar) or Full Glass Aluminium Door  
Laundry Door – Full glass aluminium French door
- Windows: Aluminium windows from Dowell standard colour range. Awning windows to all front facade with grey tint glass.  
Flyscreens: Aluminium to all opening windows and including aluminium flyscreens to all sliding doors, locks to all windows and doors
- Garage Door: Front – B&D panel lift range, with choice of Seville or Wide panel styles, motorised with 3 remotes, 5m wide from BHP standard colour range  
Rear – Aluminium Hinged PA Door with Aluminium Frame or colorbond roller door
- Hot Water Unit: Neopower Solar HWS with gas instantaneous back up  
Product code – STC-250L-N26-DL2  
250 Litre tank, 2 x large solar flat panels, 26LPM instantaneous booster  
Infills over windows:  
Brick above windows to front elevation. Sides & rear elevation to be fibre cement sheet infill

## CLOTHESLINE

- Daytek wall mounted or rotary style supplied & installed

## PAINTING: DULUX 3 COAT PAINT SYSTEM

- Paint: Quality Dulux Wash and Wear Plus features Anti-microbial protection and low odour technology
- Ceilings: Main areas – sealer undercoat with 2 flat acrylic top coats
- Ceilings: Wet & External areas – sealer undercoat with 2 satin top coats
- Walls: Sealer undercoat with 2 Premium wash & wear low sheen top coats
- Doors & Woodwork: Tinted Undercoat with enamel gloss top coat

## APPLIANCES

- Hot Plates/Oven: Smeg 900mm stainless steel dual fuel upright cooker – SA9010X-SS (recessed into kicker)
- Rangehood: Smeg 900mm stainless steel Undermount PUM901X
- Dishwasher: Smeg stainless steel DWA6214S

## KITCHEN

- Custom made Joinery: Laminate benchtops. Base and overhead cupboards from our standard laminate colour range
- 1 x set of cutlery drawers, 2 x sets of pot drawers, all with tandembox soft close. Soft close overhead cupboards (incl. above fridge with built in bulkhead) & waterproof kickers to all cabinetry.
- Choice of a Designer range of handles
- Sink: Franke Pacific 1 ¼ bowl Stainless Steel PFX621
- Twin Bin: Large Pull out style
- Water point for fridge connection

## DOORS & DOOR FURNITURE

- **External Door Furniture:** (Entry) – Lockwood Nexion contemporary style entrance lock (with built in deadlock)
- Garage to House: Lockwood Vicinity Lockset
- **Internal Door Furniture:** Lockwood Small Rose lever handles (privacy adaptors included to WC & bathroom)
- Robe Sliders – Lockwood Nidus FPSQ1SC Flush pulls
- Internal doors – 2040mm, Hume redicoat flush panel
- Robe doors: 2040mm Hume redicoat flush panel sliding robe system with aluminium tracks
- Chrome hinges, door stops, latches and striker plates throughout the home

## SHELVING

- **Master Bedroom:** Laminex colorboard with 1 x bank of shelves, 1 x bank of drawers, option of double hanging section including colorboard dividers
- **Bedrooms** – 1 x white melamine shelf with hanging rail and 1 x bank of shelves
- **Room** (if applicable) – 1 x melamine shelf with open below
- **Linen(s)** – 5 x white melamine shelves
- **Pantry** – Joiner made Laminex benchtop with laminex colorboard shelving above and below bench
- **Study Nook** (if applicable) – Joiner made laminate bench, with open melamine shelves above benchtop
- Customised shelving meeting on site at fix stage

## CERAMIC FLOOR & WALL TILING

- **Ceramic Floor & Wall tiles** to wet areas from Beaumont Tiles Gold Range (allowance: \$45.00 Retail, plus standard laying)
- Tiled Skirtings to wet areas with chrome trims
- Full perimeter silicone seal

## FLOOR COVERINGS

- **Vinyl Plank:** supplied & laid to entry, hallways, laundry, kitchen, WIP, living, dining & rumpus (allowance: \$65.00m<sup>2</sup>)
- **Carpet:** supplied & laid to all bedrooms, WIR & study (allowance: \$140.00 per broadloom metre on upgraded steplux underlay)

## ELECTRICAL

- Clipsal Iconic switches and Power Points
- Generous allowance double power points, including 2 x each bedroom (includes 1 with USB to Master BR & 1 to Kitchen)
- Single power points as required
- 2 x outdoor power points
- Downlights – 10 volt LED downlights to main living areas & 15 volt LED downlights to remainder of home
- 1 x LED External Spot light
- 2 x LED External Up/down lights to front façade with sensor light (choice of square or round, black or chrome)
- 2 x LED Fluorescent lights to garage
- 2 x Exhaust fans
- 3 x Smoke Detectors – Hard wired, battery back up
- TV Points – 3 x plus TV Antenna supplied & Installed
- Phone Points – 1 x with line from Telstra pit installed to the home
- Safety Switch – RCD safety switch & circuit breakers to meter box
- Swann Entry Door Bell & Camera with 7" internal LCD Monitor

## ENSUITE

- **Basin:** Modern style, choice of 3 with chrome pop up plug
- **Shower base:** Graded tiled shower base with Smart tile centre waste
- **Shower screen:** Latrobe Valley Glass Semi Frameless, 2000mm high
- **Cabinet:** Custom made laminate vanity unit with 1 set of drawers (from standard laminate colour range), incl. waterproof kickers
- **Mirror:** Length of vanity, 850mm high, polished edges
- **Toilet Suite:** Jess Back to Wall toilet suite with soft close seat & lid
- **Toilet Roll Holder:** Rotondo toilet roll holder
- **Towel Rail:** Capri Towel Rail
- **Tiled shower niche:** Included to shower recess

## WC

- **Toilet Suite:** Jess Back to Wall toilet suite with soft close seat & lid
- **Toilet Roll Holder:** Rotondo toilet roll holder

## TAPWARE

- **Shower:** Nivarna slimline chrome mixer with Twin Rail shower to ensuite and round wall mount to bathroom
- **Basins:** Nivarna slimline chrome basin mixer
- **Bath:** Nivarna slimline chrome mixer with modern spout style
- **Kitchen Sink:** Nivarna slimline chrome sink mixer with modern gooseneck spout
- **Laundry Trough:** Nirvana chrome sink mixer
- Concealed washing machine connections inside laundry cupboards
- **External taps:** Four taps located around the home (incl. the one on the water meter)

## LAUNDRY

- **Cabinets:** Laminex benchtops and base cupboards from standard laminate colour range
- Pull Out Linen Hamper included
- **Trough** – 45 Litre Stainless Steel Insert Trough including Bypass

## BATHROOM

- **Basin:** Modern style, choice of 3 with chrome pop up plug
- **Bath:** Decina Cortez 1670mm with a chrome pop up plug
- **Shower base:** Graded tiled shower base with Smart tile centre waste
- **Shower screen:** Latrobe Valley Glass Semi Frameless, 2000mm high
- **Cabinet:** Custom made laminate vanity unit with 1 set of drawers (from standard laminate colour range), incl. waterproof kickers
- **Mirror:** Length of vanity, 850mm high, polished edges
- **Towel Rail:** Capri Towel Rail
- **Tiled shower niche:** Included to shower recess

## COMPLETION

- Beautiful local produced Handover gift

**Note 1:** BAL (Bushfire Attack Level) ratings will need to be considered once site has been assessed. Some materials & 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 of any of these inclusions

**Note 4:** If NBN Connection available, extra connection costs for telephone connection may be incurred