

General:

- Construction plans, council fees, site clean.
- 6 yr structural/12 mth maintenance warranty.
- Plumbing and electrical connections (as required).
- Termite protection.

Framing:

- Engineered 90x35mm treated pine frames and trusses.
- LVL bearers and I joists with Duragal steel posts (raised homes) or Raft Slab (as per soil classification).

External:

- Colorbond corrugated roofing, 150mm quad gutters, 90mm PVC downpipes.
- Builder's range of selected cladding incl. Hardi Plank Cladding; Render; Brick.
- Bradnams Essential range windows and sliding glass doors, with tinted glass and insect screens.

Internal:

- 2.55m high ceilings.
- 10mm plasterboard, 6mm villaboard to wet areas.
- Cove cornice/Bullnose or Colonial skirting and architraves.
- Painted MDF shelves to all linen cupboards, hanging rails to all robes.

Insulation:

- Sisalation and batts to all external walls.
- 60mm foil-backed blanket to roof.

Electrical:

- 2 double points to Bed 1, Living and Kitchen. 1 single point to all appliance fittings. 1 double point to remaining bedrooms.
- 1 external point.
- Downlights throughout. 2 external lights (spotlight and/or pencil light).
- Stainless steel or white fans to bedrooms, living, outdoor area.
- 2 x TV points and antenna.
- Smoke alarms as required.
- 250ltr electric hot water system.

Doors:

- Timber Entry doors, flush panel internal doors.
- Vinyl sliding doors to robes.
- Panel-lift garage door with remotes – Colorbond range.

Painting:

- 3 coats to interior, 2 coats to exterior. Single colour.

Verandah:

- Verandah and outdoor ceilings lined and insulated.
- Hardwood decking, hardwood steps with steel stringers (raised homes).
- 90x90 hardwood posts, treated pine handrail and balustrade.

Floor Coverings:

- 'Timber look' vinyl planks – PCA \$70/sqm laid.
- Carpeting – PCA \$45/sqm laid.
- Tiles – PCA \$30/sqm (non-rectified) + Standard Laying.

Tiling:

- Tiled floor to bathrooms and toilet (PCA \$30/sqm (non-rectified) + Standard Laying.
- Shower tiled to screen height with single tile skirting.
- Wall tiling behind toilet.
- Tiling to kitchen, bathroom and laundry splashbacks.

Other (where required):

- Earthworks and driveway.
- Sewerage treatment system and 2x 5000g poly water tanks (on slab with pump).
- Phone connection, NBN provision
- Underground power (incl power pole where required).
- Clothes line or hoist.



STANDARD PC RANGE:

Kitchen:

- Laminate benchtops, overhead cupboards to ceiling, built-in fridge space.
- Standard range 600mm electric cooktop and electric under-bench oven.
- Standard range concealed or canopy rangehood.
- Standard range 1 ¾ sink with standard range tapware.

Bathroom and Wet Areas:

- Standard range floor mount vanities.
- Framed mirror to bathroom and ensuite.
- Bradnams Essential range shower screen, with grate.
- Standard range tapware.
- Standard range toilet
- Standard range bath with hob.
- Standard range towel rail and toilet roll holder.
- Exhaust fans to bathrooms.
- 45ltr stainless steel laundry tub.

LUXURY PC RANGE:

Kitchen:

- 40mm Stone benchtops, overhead cupboards to ceiling with finger pulls, built-in fridge space.
- Luxury range 900mm dual-fuel freestanding oven.
- Luxury range concealed or canopy rangehood.
- Luxury range double bowl drop-in sink with luxury range tapware.

Bathroom and Wet Areas:

- Luxury range wall hung vanities with finger pulls.
- Frameless mirror to bathroom and ensuite.
- Walk-in shower or Bradnams Signature range shower screen, with grate and tiled feature niches.
- Luxury range tapware.
- Luxury range back-to-wall toilet.
- Luxury range bath with luxury range tapware.

Optional Upgrades and Extras:

- 2.7m ceilings.
- Wire or pool fencing balustrade.
- Hume 'Accent' patterned internal doors.
- Mirrored robe sliding doors.
- Floor-to-ceiling tiling to bathrooms and ensuite.
- Ducted/Split System air conditioning.
- Turf, landscaping, fencing, driveway

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