

Included:

- **Preliminary costs:** including building plans, application fees, site classification & building permit.
- **Foundation:** Engineered approved foundation system to suit your design and land
- **Structural Timber Framing & Roof Trusses:** Dry stabilized Tasmanian timber interior and exterior framing. Certified engineered roof trusses.
- **Roofing:** Colorbond roof cladding. Colours from colourbond standard range.
- **Thermal Insulation:** Ceiling and wall insulation to meet the energy requirement.
- **Underfloor Insulation** (timber floor construction only): Insulation to meet the energy requirement.

Flooring System

- Engineered structural floor in either timber or concrete slab applicable to your land & house design

External Walls/Cladding

- Brick Veneer construction. Choice from Austral Bricks from Homestead, Coach House & Yarra 76 ranges. Lightweight feature cladding to selected roof designs.

Windows

- Aluminium double glazed awning or sliding windows, powdercoat finish in choice of colours including fly screens.

External Doors & Furniture

- **Front:** Aluminium powder coated double glazed glass entry door with 4 point lock and powder coated lever handle. Standard colours.
- **Rear:** Humes 1/2 glass back entrance door, painted acrylic enamel choice of colours. Stainless security entry set.
- Double glazed aluminium sliding doors (if shown on floorplan)

External Door Frames

- Aluminium door frames front and rear.

Internal Doors, Wardrobes & Linen

- **Internal Doors:** Hume Oakfield 4 panel or Flush - painted.
- **Wardrobes:** Aluminium framed sliding door system. Choice of door finishes/colours. 1 bank of shelves, top shelf and hanging rail to all wardrobes. 2 banks of shelves to main bedroom.
- **Laundry cupboard:** Aluminium framed sliding door system. Choice of door colours. Broom cupboard style shelving in laundry.

Internal Door Furniture

- Lane lever handles. Choice of brushed satin or polished chrome.
- Flush pulls to sliding cavity doors.

Internal Wall & Ceiling Linings

- 10mm CSR plasterboard ceiling and wall lining. Approved water resistant lining to all wet areas.

Cornices

- 50mm Cove cornice to all ceilings

Architraves & Skirting Boards

- Acrylic enamel gloss painted finish to high moisture resistant timber.

Electrical

- *Lighting*: LED downlights to entire house, applicable to plan. 1 x TV outlet. Intermediate switching to suit plan. 1 x Sensor light to front entry. Smoke alarms as per plan design. 4 light heat fan to bathroom & ensuite. Batten holders to garage.
- *Powerpoints*: 2x double powerpoints to all bedrooms & study/rumpus (if appl), 1x double to bath, ensuite, hallway, dining. 2x double to living and kitchen. 1x double to garage.
- 1 x TV Point including roof mounted aerial. 1 phone outlet wired for NBN connection. Supply NBN lead in conduit and draw cord from house to boundary ready for connection.

Plumbing

- All interior plumbing included.
- 2 external taps

Bathroom, Ensuite, Toilet

- *Bath*: Posh Solus MK2 acrylic inset bath, size to suit plan.
- *Vanity*: 900mm (750mm ensuite) Posh Solus Vanity with acrylic top 2 drawer, 1 door choice of various colours, floorstanding or wall hung.
- *Shower*: 900x900mm fully framed shower screen choice of frame colours, slimline acrylic shower base, tiles to shower walls. 1200mm shower if indicated on plan.
- *Taps etc*: Single handle mixers to vanity basin, shower and bath wall. Choice of multi function shower rail or shower outlet. Bath outlet 180mm.
- *Accessories*: Chrome double towel rail, Mirror to suit vanity size
- *Toilet*: Back to wall close coupled toilet suite, with soft close seat. Chrome toilet roll holder.

Laundry

- 45 litre timber white gloss laundry cabinet and stainless steel tub with shelf.

Kitchen

- *Benchtop*: Polytec Laminate matt/gloss finish benchtop with choice of colours.
- *Doors & Panels*: Polytec melamine matt or sheen finish. Choice of colours.
- *Cabinets*: White moisture resistant melamine shelves including solid backs in all cupboards. One set of 4 soft close drawers with standard cutlery tray. Soft closing waste bin.
- *Handles*: Choice of handles.
- *Pantry*: as per plan.
- *Note*: No overheads included.
- *Sink*: Stainless steel 1½ bowl with chrome sink mixer.

Appliances

- *Westinghouse Appliance Package*: 60cm (80L) multifunction oven, 60cm 4 zone ceramic cooktop, 60cm stainless steel pyramid canopy rangehood, stainless steel dishwasher.

Wall Tiling

- *Kitchen*: splashback above benchtop 150mm-300mm high and up to rangehood height behind cooktop. Finished with polished aluminium trim.
- *Bath/Ensuite*: Bath splashback 150mm-300mm, end and underside of bath, vanity splashback up to 150mm-300mm high. Shower cubicle walls up to 2000mm high.
- *Laundry*: Splashback around trough 150mm-300mm high.
- Choice of Tiles from allowance.

Floor Coverings

- Carpet to lounge, dining, bedrooms, study/rumpus (if applicable) and hallway. Choice from allowance.

Floor Tiling

- To all wet areas including kitchen, bathroom, ensuite, toilet, laundry & entry-3sqm. Choice from allowance.

Painting

- *Internal Walls*: High quality painting to all ceiling and wall surfaces, choice of colours.
- *Ceiling*: flat white finish.
- *Internal doors, Architraves & Skirtings*: Acrylic enamel finish. Choice of colours.
- *External Painting: Cladding/Eaves/Downpipes*: High quality external paint. Choice of colours.

Heating

- Top of the range energy efficient Q Series R32 8kw Daikin reverse cycle heat pump.

Hot Water Heating

- Family size 250 litre hot water cylinder.

Garage (if applicable)

- As per plan with electric roller door in colourbond colours.

House & Site Clean

- House and site clean ready for handover.

Not Included:

- Plumbing and electrical connections from house to Services
- House site excavations, driveways, retaining walls, landscaping & paths
- Bush Hazard Management Plan and costs associated with any BAL rating requirements.
- Scaffolding (site specific)
- Decks
- Window furnishings, white goods, clothesline or letterbox
- Planning Council fees (if applicable)

All of the above exclusions can be quoted once a site visit and site & soil classification has been completed.

Tasmanian Homes Building & Design reserves the right to change any standard inclusions subject to availability and building code requirements.