

## Level One

### Preliminaries

- Council Fees (excluding Town Planning if required)
- BSA Insurance
- Standard Design Drafting with Energy Efficiency Rating
- Soil Test & Engineering
- Qleave
- Construction Insurance

### Compulsory Items

- Residual Current Device
- Hardwired Smoke Detectors
- Water Tempering Valves

### Site Works

- Cut & Fill to a maximum of 600mm Cut & 600mm Fill
- Steel Reinforcing needed for selected design to an "M" Class Site
- External Footing Beams & Concrete Slab
- Single Phase Power Connection up to 10 Meters from Slab
- Sewerage connection point up to 10 Meters from Slab
- Storm Water Connection point up to 10 Meters from Slab

### Construction

- T2 Treated Pine Frames & Trusses
- Termite Treatment: Plasmite & Reticulation Tubing
- Foil Sarking & R1.5 Insulation Batts to all external walls
- R3.0 Insulation Batts to ceilings (Excluding Alfresco, Patios & Porches)
- Draft Excluder to Swinging Garage Door
- Clear Glass, Powder Coated Aluminium Windows & Sliding Doors with Flyscreens
- 1 Television Co-axial Point with cable to ceiling (No Antenna)
- 1 Phone Point (No Telstra Connection)
- Generous Bayonet only Lighting & Double Power Point Allowances
- Interior & Exterior House Clean
- Ceramic Tiles to External Door Sills

### External Finishes

- Boral Brick Ranges
- Horizon: Girraween, Longreach, Outback Blend, St George, Windorah
- Nuvo 1: Alpine, Barclay Blend, Raffia Blend, River Clay, Sorrell, Tambo
- Nuvo 2: Ascot, Bianca, Grange Blend, Bisque, Stonewash, Coralstone, Hendra
- Woodstock: Lexington Gold, Potters Gold, Rose Gold, Sandstone Gold, Winter Gold, Bakehouse Gold Blend, Diggers Gold Blend, Homestead Gold Blend, Highland Blend, Rywood Blend, Bareweave Blend, Dustwood Blend
- Standard Concrete Driveway/ Paths up 48M<sup>2</sup>
- Colourbond Roofing, Roof Battens, Colourbond Facias & Gutters
- Concrete Floor Alfresco, Porch and Patio Areas
- Alfresco, Porch & Patio Ceiling - Fibre mesh Gyprock
- Front Door \$300 & Sidelight \$275 Allowances
- Front Door Entrance
  - Choice of Schlage Plymouth or Orbit Handle with Lock
  - Schlage Cylinder & Turn Deadlock
- Weather seals to all external swing doors

### Internal Finishes

- Hume Doors - Choice of PCMDF, Oakfield, Caprice, Pacific, Denmark, Chateau or Vienna
- 2100H x 1775W Powdercoat Frame Full Height Mirror or Lamiwood Panel Doors to Robes & Linen Cupboards
- Internal Door Handles - Choice of Plymouth or Orbit
- Melamine Shelving - Top Shelf, 4 Pigeon Holes & Hanging Rail to Robes
- Melamine Shelving - 4 Shelves to Linen
- 42mm x 11mm Architraves - choice of Colonial or Bullnose
- Ceiling Fans for Bedrooms & Lounge
- Carpet to Bedrooms & Lounge allowance of \$35/ M<sup>2</sup> supply & Install

- Tiles to rest of house Allowance of \$30/M<sup>2</sup> supply & Install (Excluding Alfresco, Garage, Porch & Patios)
- 68mm x 11mm Skirting
  - choice of Colonial or Bullnose
- 75mm Cornice
- Internal Lining - Gyprock
- Internal Lining Wet Area- Villaboard
- Painting - Primer, Undercoat/sealer & finishing coat
- 45 Ltr Milena Solo Mirra Steel Tub & Cabinet

### Kitchen

- Laminate Cupboards & Bench tops
- Overhead Cupboards with Technika SL101601 600mm Stainless Steel Rangehood
- Technika V60F Electric Stainless Steel Oven
- Technika Stainless Steel Hotplate
  - 4ELSS 4 Hotplate Electric OR
  - 40G1SS Gas 4 Burner (gas connection is extra cost)
- Technika TBD4 Stainless Steel Dishwasher
- Raymore Atlantic 1 3/4 Bowl with Victoria 4Star Mixer

### Bathroom & Ensuite

- Wet area wall & floor tile allowance \$30/ M<sup>2</sup>
- Tasman Deluxe Vanity Basin White
- Vanity 900mm made by Cabinetmaker
- Aruba 1665 Rectangle Bath (To bathroom only) with Atlanta Bath Set
- 900mm x 900mm Clear Glass Pivot Shower screens
- Bella Plus Link 6/3 Ltr 4 Star White Toilet Suite
- Stayfast Shower Rose throughout
- Atlanta Tap Sets throughout
- Seattle Double Towel Rails
- Seattle Toilet Roll Holders

### Maintenance

- 6 Months Maintenance Warranty
- 6 Years Structural Warranty

**Standard Inclusions are subject to change at any time without notice.**

**Please contact IM Builders Pty Ltd for more information regarding these Inclusions or Upgrade Options**