

## Level Two

### 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 Mts from Slab
- Sewerage connection point up to 10 Mts from Slab
- Storm Water Connection point up to 10 Mts 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
- Solar Block Glass, Powder Coated Aluminium Frame Windows & Sliding Doors with Diamond Mesh Security Screens
- 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, Rywood Blend Diggers Gold Blend, Highland Blend, Homestead Gold 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 or 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
- 45Ltr Lodden Single Tub & Cabinetmaker Cabinet

### Kitchen

- Laminate Cupboards & Bench tops
- Overhead Cupboards with Baumatic (GEH6014) Slideout Recirculating Rangehood
- Baumatic (BAO6003) 60cm S/Steel Oven
- Baumatic (BA13.2) 60cm Ceramic Touch Control Cooktop
- Baumatic BAFD62SS 60cm Freestanding Dishwasher
- Raymore Atlantic 1 3/4 Bowl with Victoria 4Star Mixer
- 1 x 8KW Fujitsu Inverter Type Air Conditioner Installed
- 1 x 3.5KW Fujitsu Inverter Type Air Conditioner Installed

### Bathroom & Ensuite

- Wet area wall & floor tile allowance \$30/ M<sup>2</sup>
- Marblelite Select White Vessel White Vanity Basin (Square or Round) with Victoria 4Star Mixer
- Vanity 900mm made by Cabinetmaker
- Aruba 1665 Rectangle Bath (To bathroom only) with Roden Bath Spout
- 900mm x 900mm Clear Glass Pivot Shower Screens
- Bella Plus Link 6/3 Ltr 4Star White Toilet Suite
- Paddington Shower Arm & Rose throughout
- Victoria Mixers throughout
- Cosmo Metal Double Towel Rails
- Cosmo Metal 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**