

# *Evergreen Terraces Schedule of Finishes*



# Evergreen Terraces

## Schedule of Finishes

### PRELIMINARY WORKS

- Survey, soil test and site inspections
- Building permit application fees, QBCC Insurance fees & PLSL fees
- Energy rating compliance and covenant lodgement
- Temporary fencing, toilet & scaffolding compliant with OHS requirements
- Sediment control & waste receptacle as required by council during construction
- Site clean at completion of works
- Professionally prepared interior and exterior colour schemes

### SITE WORKS

- Levelling of building platform
- Stormwater and sewer drainage to legal point of discharge for sites up to 450m<sup>2</sup>
- Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- Connection of underground water supply metering
- House construction for "N2" wind rating
- No Allowance for retaining walls

Note: Fixed site costs have been determined on pre-approved block of land

### EXTERNAL WORKS

- Exposed aggregate concrete driveway, porch and alfresco
- Landscaping to front & rear yards including a combination of mulched garden beds, trees, plants, turf and gravel to suit covenant
- Timber fencing to rear & side boundaries as per estate covenant, includes return fencing and single gate
- Painted rendered look letterbox with street numbers
- Wall or ground mounted folding clothesline
- Two external garden taps
- Physical termite barrier to the perimeter of the concrete slab and all slab penetrations

### ELECTRICAL

- Earth leakage electrical safety switch to lights and power points
- Hard wired smoke detectors included
- Double power points throughout home
- 2 TV Points connected to TV Antenna (TV Antenna not required in all areas)
- Data and phone point including trenching ready for network connection by purchaser (NBN ready)
- Ceiling exhaust fan vented externally to bathroom and ensuite
- Ceiling fan light to bedrooms
- Ceiling fan to living/family and alfresco
- Energy efficient downlights throughout including alfresco and porch

### JOINERY & FINISHES

- Painted feature front door and aluminium entry door frame
- Double cylinder front door furniture
- 2040mm high flush panel & gloss painted internal doors
- Chrome lever style internal door furniture with privacy latches to w/c ensuite & bathroom
- Cushion door stops to all wet areas & door catch to others
- Built in linen cupboard with four shelves
- Splayed profile 68mm skirting & 42mm architraves

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- WIR to master bedroom (design specific)
- Built in robes with vinyl finish doors to all other bedrooms (design specific)
- 90mm cove cornice throughout
- Quality 3 coat paint system to walls
- Ceramic floor tiles to wet areas, hallways, entry, family/dining & kitchen
- Carpet and underlay to bedrooms, lounge, stairs & upstairs hallways, including aluminium edge strip to carpet/tiled junctions

### KITCHEN, BATHROOM, LAUNDRY

- 20mm reconstituted stone to kitchen benchtop
- Laminated overhead & base cupboards to kitchen—overheads to have underslung doors for finger pulls either side of rangehood
- Microwave provision
- Painted bulkhead above kitchen cupboards
- Stainless steel sink, 1.75 bowl with basket wastes
- Chrome gooseneck sink mixer tap to kitchen sink
- Feature tiles to kitchen splashback
- Stainless steel 600mm electric cooktop
- Stainless steel 600mm fan forced electric oven
- Stainless steel 600mm dishwasher
- Stainless steel 600mm rangehood externally ducted
- 45L stainless steel compact laundry trough with cabinet
- Energy efficient 170L heat pump hot water system
- Dual flush vitreous china close coupled toilet suite with soft close seat
- 1510mm or 1650mm bath to main bathroom as per design
- Tiled shower base with chrome floor waste
- Semi frameless, clear safety shower screens with glass pivot door
- Laminated vanity unit with laminate bench top & semi inset vitreous china basin to ensuite & bathroom
- Frameless mirror over vanity units
- Chrome finish towel rails & toilet roll holders to ensuite, bathrooms and toilets
- Chrome finish tapware throughout (washing machine taps located in laundry cabinet)
- Chrome finish hand held rail shower with soap dish to bathrooms

### FIXTURES & FEATURES

- Engineer designed concrete slab (piers if required)
- Engineer designed 70mm wall frames and 25 degree roof trusses (pitch plan specific) with sisalation to external walls
- 2590mm high ceilings to lower level, 2440mm high to upper (if applicable)
- Design specific external finish of face brick and/or render and/or feature cladding
- Colorbond® metal roofing (unless nominated)
- R2.5 ceiling batt insulation (excludes detached garage)
- R2.0 wall batt insulation to light weight cladded walls
- Sisalation to external walls
- Colorbond® fascia and gutter and painted PVC downpipes
- Powdercoated aluminium windows and keyed locks to all external sliding doors
- Satinlite glazing to bathroom, ensuite & WC windows (if applicable)
- Barrier screens to sliding glass doors and operable window openings. Fly screens to all operable front façade opening windows
- Colorbond® sectional garage door with auto opener & two hand held transmitters
- Painted FC infill above openings (as per design)
- Split system reverse cycle air-conditioning units to living area & master bedroom
- Roller blinds to all sliding glass doors and windows (excludes wet areas & side light)
- 12 month builder's defect liability period
- QBCC 6.5 years structural guarantee