

# V-Essential Standard Inclusions Specifications

## Preliminaries

- Soil Test, Contour Survey, Wind Rating and Basic Bushfire Assessment.
- Property Services Information.
- Contracts & Specifications.
- Full Working Drawings and Engineers Slab Design.
- Home Owners Warranty Insurance Certificate.
- Construction Risk Insurance.
- 6-Star Energy Rating to Vartel Homes Standard Specification & Orientation.
- Colour selection with our Experienced Colour Consultant.
- Building Permit (conditions apply).

## Connection of Services

- Based on a 650m<sup>2</sup> block and 6 metre setback.
- Water tapping to front of the block to a buried service.
- Wastewater connected to LPOD and up to 1500mm deep tie.
- Stormwater to the LPOD.
- Natural gas.
- Single phase underground power.
- Telephone conduit & draw rope up to the electricity pit only.

**Note:** Connections do not include consumer account opening fees.

## Earth Works and Foundations

- Site cut & fill up to 400mm overall (site fall across building platform).
- Engineered designed concrete waffle pod slab to standard class "M" specification.
- Termite protection-armoured shields to all slab penetrations (Part A).
- Termite chemical spray to building perimeter (Part B).

**Note:** Site costs are individually assessed for each site.

## Structural

- 7-year structural guarantee.
- Wall frame -MGP10 stabilised pine frame.
- Lintels – seasoned timber.
- LVL lintels & beams.
- Engineered designed roof trusses.
- Galvanised Lintels to Windows, Doors and Sliding Doors.
- 2450mm over all plates ceiling height throughout Single Storey Homes.

## V-Essential Standard Façade

- Lightweight Porch piers with render finish.
- Eaves to front of the dwelling with 2000mm return to both sides only.
- Aluminium Armadale Awning Windows to front Façade elevation – façade specific.

## Windows & Doors

- Aluminium sliding windows with clear glass and lockable sashes to side and rear elevations.
- Aluminium sliding windows with obscured glass and lockable sashes to Ensuite, Bathroom and WC.
- Aluminium clear glass sliding door to Meals/Family and Laundry (design specific) with Deadlocks.
- Garage - Panel Lift Door with remote control.
- Garage Rear Exit- Aluminium doorframe with Hume duracote flush panel door with Lockwood symmetry lever set lock.
- Front Entry Door – Aluminium frame, Hume Newington XN1 with clear glass and Lockwood symmetry lever set lock.

## External

- BlueScope custom orb Colorbond roofing (excludes sarking).
- Colourbond downpipes, quad slotted gutter & fascia.
- Austral Bricks Category 1 (6 selected Bricks) to choose from.
- Brick infill to all Windows, Sliding Doors up to 2700mm wide, front Entry and Garage rear exit door only.
- Mortar colour – Standard lemon/white sand and Grey cement.
- Porch - Ceiling -10mm plasterboard with timber trim, 100mm reinforced concrete paving (64mm step-down) and LVL beams lined with painted fibre cement for weather protection.
- Alfresco – Ceiling -10mm plasterboard with timber trim, 100mm reinforced concrete paving (64mm step-down), cypress pine timber posts and LVL beams lined with painted fibre cement for weather protection.
- Garage - Concrete floor (64mm step-down), 10mm plaster lined ceiling & walls (double brick front wall only), painted AC infill panel above Garage panel door, sectional overhead Garage Door with Remote Control, tempered hardboard door to Garage rear exit.

## Insulation

- Sisalation Foil to External Walls.
- R2.0 CSR Gold Batts to External Walls & Garage internal walls.
- R3.5 CSR Gold Batts to internal Ceiling (excludes Garage).

## Plaster

- 10mm plasterboard throughout, ceiling fixed onto metal battens at 450mm centres.
- 10mm Waterproof plasterboard to Ensuite and Bathroom and to other wet areas as per requirements.
- 75mm cove cornice throughout.

### **Internal Fittings & Fixtures**

- 2040mm high internal flush panel hinged doors.
- 2040mm high flush panel hinged doors to Wardrobes, Linen and Broom cupboards.
- 18mm primed MDF doorjamb.
- Architraves and Skirting MDF 67mm x 18mm single bevel.
- Passage Sets-Lockwood Velocity Series Lever Door Handles.
- Chrome D Handles to Wardrobe, Linen and Broom cupboard hinged doors.
- Chrome flush pull handles to Sliding Doors (if applicable).
- White air cushion door stops.

### **Electrical**

- As per standard electrical drawings including, RCD safety switch.
- Hardwired interconnected smoke alarms with battery backup.
- Double Power Points throughout (as per standard electrical drawings).
- Two (2) TV points.
- One (1) Telephone point.
- Batten light points throughout (as per standard electrical drawing).
- External light point outside Laundry.
- Sealed Exhaust fans to Ensuite, Bathroom and WC/Powder Room.

### **Robes**

- Walk in Robes- one (1) shelf and one (1) single hanging rail.
- Robes- one (1) shelf and one (1) single hanging rail.
- Walk in Pantry & Linen four (4) shelves white melamine.
- Broom cupboard one (1) shelf white melamine.
- All Shelving is Manufactured with 16mm High Moisture Resistant White Melamine Board with 1mm ABS edging.

### **Cabinetry - Kitchen**

- Quantum Quartz Standard Range 20mm Polished edge Stone Benchtops (Selection of 11 colours).
- Base cupboards fully lined 16mm high moisture resistant white melamine internals.
- Overhead cupboards fully lined with 16mm high moisture resistant white melamine internals and painted MDF bulkheads.
- Doors & Panels 16mm high moisture resistant decorative melamine colour board large range of Colours to choose from.
- One (1) set of four (4) drawers with standard metal sided runners and one (1) cutlery insert to top drawer only.
- Soft closing hinges to doors (excluding corner cupboards).
- Designer door/drawers handles large range to choose from.

### **Cabinetry –Ensuite, Bathroom, Powder and Laundry**

- Square edge or Post form 32mm laminated bench-top.
- Base cupboards fully lined 16mm high moisture resistant white melamine internals.
- Doors & Panels 16mm high moisture resistant decorative melamine colour board large range of Colours to choose from.
- Soft closing hinges to doors (excluding corner cupboards).
- Designer door handles large range to choose from.

### **Appliances**

- **Bellissimo By Technika** (2040386) (model # TB60FDTSS-5) Stainless Steel Oven.
- **Bellissimo By Technika** (2030336) (model # TB64GWFSS-4) Stainless Steel Gas Cooktop.
- **Bellissimo By Technika** (2040368) (model # SL10160I-4) Stainless Steel Slide-out Rangehood.
- **Bellissimo By Technika** (2039894) (model # CSDW60SS-5) Stainless Steel Freestanding Dishwasher.

### **Plumbing & Bathroom Accessories**

- Kitchen sink - Base (9502732) MK3 1 & 3/4 Bowl Sink 1 TH RHB 1200mm Stainless Steel.
- Kitchen sink mixer - Posh Bristol (9505249) MK2 Sink Mixer Tap Chrome (4 Star).
- POSH Solus (9502322) Vanity Basin 525 X 450mm 1 Taphole White -Vitreous china basins.
- Mizu Drift (2263197) Universal DN40 Pop Up Plug & Waste Chrome to basins.
- Bath (248930) Pop Down Plug & Waste 40mm Chrome to bath.
- Posh Bristol (9505245) MK2 Basin Mixer Tap Chrome (4 Star).
- Posh Bristol (9505247) MK2 Shower Wall Mixer Tap Chrome.
- Base (9502123) Rail Shower Chrome (3 Star).
- Showerline (2008203) Poly Shower Base 4way 900x900 RO White.
- Base (1792824/1792823) Acrylic Bath 1650/1520 X 715 X 380mm White set in tiled podium - House Design Specific.
- Posh Solus (9502264) Rnd Toilet Suite CC S-Trap SCQRS White/ Chrome (4 Star).
- Base (9503330) Single Towel Rail 800mm C/P.
- Base (9503325) Toilet Roll Holder Chrome.
- Laundry- POSH Solus (2000365) Flat Rim Trough 45 Litres 1 Taphole with Bypass Stainless Steel, Base (9503412) MK2 Sink Mixer Tap Chrome (4 Star).
- Rinnai Single Solar Panel Hot Water System & Storage Tank 175 litre Connected via continuous flow gas booster S20N (20 litres per minute).

**Note:** Additional solar panel may be required at the Client's expense subject to orientation of dwelling. Panel and storage tank are positioned at the Builder's discretion.

- External garden taps 1 at Water meter and 1 near the Laundry.

### **Heating**

- Gas ducted heating with Slimline Digital thermostat (number of outlets varies with design).

### **Painting**

- Solver Ultra-Premium Acrylic Sealer/Undercoat one (1) coat to Internal Walls.
- Solver Ultra-Premium Low Sheen two (2) coats to Internal Walls.
- Solver Maxi Ultra-Premium Ceiling White Flat two (2) coats.
- Solver Ultra-Premium Semi-Gloss two (2) coats to Woodwork.
- Solver Ultra-Premium Dura-guard Matte to Externals.

### **Floor & Wall Ceramic Tiles**

- Builder's Silver range ceramic floor tiles to Bathroom, Ensuite, WC/Powder Room and Laundry.
- Builders silver range tiled skirting to Ensuite, Bathroom, Laundry and WC/Powder Room.
- Builders silver range ceramic wall tiles to Kitchen, Bathroom, Ensuite and Laundry.

### **Laminate Flooring & Carpet**

- Category One (1) Laminate floating floor to Kitchen, WIP & Meals.
- Category One (1) Classic Range carpet to all Non-Tiled/Laminate Flooring areas.

### **Shower Screens/Mirrors**

- Stegbar Soft-line Semi Framed shower screens with pivot door & clear safety glass.
- Frameless Polished edge mirrors - full width of vanity.

### **Concrete Paving & Driveway**

- Up to 36m<sup>2</sup> of 100mm Reinforced Plain Concrete Paving to Driveway and Footpath to Front Entry.