



**SANDSTONE**  
CONSTRUCTIONS

# ESSENTIAL-EXCLUSIVE **INCLUSION**



## **PRELIMINARY BUILDING ITEMS**

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- Drafting of house plans
- Energy efficiency report BASIX
- Soil test report by developer (as required)
- Engineer designed slab and footing
- Complying development certification approval
- Home warranty insurance
- Builders public liability insurance
- Professional cleaning prior to occupation

## **SITE PREPARATION AND CONSTRUCTION**

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- Excavation work
- Footings and piers where applicable - piers up to 60 L/M
- Concrete slab - H1 slab

## **TERMITE PROTECTION**

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- Exposed slab edge for visual perimeter inspection
- Collars fitted to slab penetrations
- All works compliant with Australian Standards



## **ENTRANCE**

- 1200mm Width x 2400mm Height featured moulded entrance door (Builder Range)
- Floor tiles with skirting tiles to porch
- Light in portico ceiling
- Two coat satin enamel paint finish to front entrance door

## **HOME SYSTEM**

- Video Intercom

## **KITCHEN**

- 900mm Haier Black series( Electric fan forced Oven & Electric/Gas Cooktop)
- 900mm Haier Canopy Rangehood
- Haier stainless steel dishwasher
- Chrome mixer tapware from builders range
- 40 mm stone benchtops to kitchen from Builder range
- Laminated kitchen doors without Handles (Choice of colour available from builders range)
- Seamless Bulkhead/Overhead Cabinets
- Stainless steel Top mount kitchen sink (Double or Single)
- Walk in pantry( Open shelves fixed cabinets)
- Window Splashback
- Cold water and electrical provisions for dishwasher and refrigerator

## **BATHROOM**

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- Tile floor (600\*300) upto \$25 sqm
- Full tile to wet areas only and remaining skirting tile
- Upto 900mm vanity with melamine doors
- 20 mm stone bench on top of vanity from Builder range
- Frameless mirror above vanity (width of vanity)
- Semi frameless shower screens with clear safety glass
- Waste grate - Smart chrome over brass
- White acrylic bathtub (up to 1500mm subject to design) only to one bath
- Niche to shower only subject to design
- Combined fan, light & heater unit to bathroom
- White ceramic bowl basin from builders range
- Shower and bath tapware set from builders range
- Basin tapware set from builders range
- Double towel rail from builders range
- Toilet roll holder from builders range
- Ceramic dual flush toilet suite/soft close seat from builders range

## **ENSUITE**

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- Tile floor (600\*300) upto \$25 sqm
- Full tile to bathrooms
- Full tile to ensuite
- Upto 900mm vanity with melamine doors
- 20mm stone benchtop on top of vanity
- Frameless mirror above vanity (width of vanity)
- Semi frameless shower screens with clear safety glass
- Waste grate - Smart chrome over brass
- Combined fan, light & heater unit to bathroom
- White ceramic bowl basin from builders range
- Shower and bath tapware set from builders range
- Basin tapware set from builders range
- Double towel rail from builders range
- Toilet roll holder from builders range
- Ceramic dual flush toilet suite/soft close seat



## GENERAL INTERNAL CONSTRUCTION

- MDF Pine Handrail Staircase with metal balustrade
- 2.7 Ceiling heights on both floors
- 4 zone ducted air conditioning (Builder's Range) with round outlet
- Hybrid Flooring to hallway, living areas and kitchen to single storey
- Carpet/Laminated timber in bedrooms and staircase in double storey ( upto \$35 sqm)
- Standard nylon fly screens to all openable windows
- Slim finish switch plates
- Separate safety switches for lights and power in meter board
- Earth leakage protection
- Underground three-phase mains power supply from service point to meter box
- Underground telephone line from service point to house
- 3x double power points - main bedroom
- 2x double power points - all other bedrooms
- 2x television points
- 3x provision of light points above the kitchen island
- 2x telephone points
- 1x NBN access point (if applicable)
- One Linen cupboard with four fixed shelves and sliding doors/Hinge door as per plan
- Door furniture to be selected from builders range
- Flush redcoat internal doors
- Privacy sets to bathroom, Ensuite and WC
- Upto 30 LED downlights
- Upto 25 power double power points socket outlet
- Passage sets to remainder of internal doors
- Smoke detectors to Australian Standards
- Manhole into roof space
- Up to 13mm plasterboard to wall and 10m to ceiling
- Square set finish
- 67mm x 12mm single bevel skirting
- 42mm x 12mm single bevel architraves
- Internal paint finishes: three coats low sheen to walls (one colour throughout); two coats to ceilings and cornices (white); three coats semi-gloss enamel to doors, skirting's and architraves (one colour throughout)

## GENERAL EXTERNAL CONSTRUCTION

- Brick veneer construction on ground floor only (builders range)
- Horizontal Cladding to first floor in double storey house
- Glass balustrade on balcony as per plan
- Fibre cement linings to eaves (450mm overhang where applicable)
- Fibre cement ceiling to portico and alfresco areas
- 300mm x 300mm Tiles to front porch and alfresco
- Provision for hot, cold and sink at alfresco
- 1 External gas point and 1 all weather power point in alfresco
- Colorbond/Tiled roof at required pitch
- Sarking installed to underside of roof sheets and entire house
- Colorbond fascia and guttering
- Rainwater tank as per council requirements
- 90mm PVC downpipes painted to match house
- Sewer drains connected to mains
- Storm water drains connected to rainwater tank / kerb as applicable
- Mains water supply connection
- Hot water system – gas instantaneous
- External paint finishes: two coats acrylic to all exposed timbers, gable cladding, posts and shoes, eaves and timber windows (where applicable)
- Remote control Panel Lift garage doors with two remote controllers
- Up to 2 external tap per residence
- Two sensor lights from builders range as per plan

## **LAUNDRY**

- Washing machine taps
- Single Laundry Sink & Tub
- Tub mixers tap
- Tiled floor and skirting tile
- Smart Chrome floor waste

## **BEDROOMS**

- Carpet/Laminated timber to all bedrooms from builders range
- Vinyl/Mirror sliding doors to built-in wardrobes
- His & Her's open walk in robe with two towers 600mm drawers to Master bedroom only
- Hanging rail to all wardrobes
- One fixed robe shelf at 1800mm AFFL/walking robe in master bedroom
- Oyster light to all bedrooms
- Ducted air conditioning outlet in each bedroom

## **WARRANTY**

- 90-day maintenance period
- 6-year structural guarantee