

Vendor Statement of Information

External

- Colorbond metal roof, metal fascia and quad profile gutters
- Painted PVC downpipes and metal meter box
- Powdercoated aluminium windows and sliding doors with keyed locks
- Colorbond sectional overhead garage door
- Remote control to garage door with two remote controls
- Front and rear garden tap
- 2040x1020 Corinthian Madison VMAD140 entry door
- Lever handle door furniture with smart keyless entry deadlock.
- Autoclaved aerated concrete panels to walls, where shown on plans.
- Quality external paint - Dulux Surf Mist
- Reflective foil wall wrap to all external framed walls
- R1.5 insulation batts to external walls behind fibre cement cladding only
- R1.5 insulation batts to all external framed walls for two storey homes
- Tiled concrete slab to porch and outdoor living as per plan
- Exposed aggregate driveway
- Cornerless stacker door to Alfresco
- 2.2 x 0.9m clothesline (standard colour iron grey) - Daytek A02840355
- Termite Management System
- Termite resistant materials in accordance with AS 3660 and NCC

Internal

- Engineered steel framing throughout lined with 10mm plasterboard to walls and ceiling
- 2550mm ceilings throughout single storey homes and ground level of two storey homes
- 2400mm ceilings to upper floor of two storey
- 67mm x 11mm skirting - painted finish
- 42mm x 11mm architrave - painted finish
- Gloss enamel paint to all internal doors and woodwork
- Premium washable matt paint to all internal walls - three coat system
- Flat acrylic paint to all ceilings - two coat system
- One colour only to walls, architraves, skirtings and doors
- Flush panel internal doors
- Door hardware - lever handles with privacy set to bathrooms and WC
- Dummy sets to linen cupboards - cavity door passage sets to sliding doors - cushion stops to wet areas, grip stops to remainder of house
- Built-in wardrobes with 2100mm (nominal) high aluminium framed sliding doors, vinyl inserts, one white melamine shelf with hanging rail
- Built-in linen cupboard with four white melamine shelves
- four (4) LED Lights to Master Bed including additional light point and fan
- Bed 2 two (2) LED + fan
- Bed 3 two (2) LED + fan Bed 4 two (2) LED + fan
- Ensuite - two (2) additional LED lights
- Hallway - two (2) additional LED lights with two way switch to entry hallway
- Staircase upgrade: Stained finished open Melunak treads and Fixed frameless glass balustrade
- one (1) 2040h x 820 cavity sliding door from Garage to the Laundry. Includes one (1) privacy lock

- three (3) framed aluminium sliding mirror robe doors to Bed 2 two (2) and Bed 3 one (1) Provide two (2) 1 door mirror / remainder door vinyl robe doors to Bed 2 one (1) and Bed 3 one (1)
- Gable end to end of pantry shelving to create 450mm wide broom space
- Boutique extra large seagrass pendant from Villa Lane

Kitchen

- 40mm reconstituted stone bench top with arrised edge
- 1 x 3/4 bowl SS undermount sink - no accessories or drainer grooves
- 1900mm high water tap at rear of fridge recess
- Fully lined white melamine cabinets with one intermediate shelf
- Overhead cabinets
- Soft close doors and drawers to kitchen
- Round gooseneck kitchen mixer with pullout spray
- Four (4) cutlery drawers. One (1) Pot drawer below microwave
- Boutique bamboo pendants x 2

Bathroom / WCs

- Semi-frameless pivot door 2000 (n) high framed shower screens
- 20mm reconstituted stone tops with vitreous china basin to vanities. Laminate fronts to vanity cupboard and draw
- 4 star vitreous china toilet pan with close coupled cistern, soft close seat • Porcelain enamel steel bath - 1600/1700mm
- Polished edge mirror above vanity
Mixer tapware to all fixtures
- Bathrooms – shower rail set with 3 star WELS rated shower rose, chrome mixer to bath and shower, chrome basin mixer
- Accessories – one double towel rail per bathroom, one face mounted toilet roll holder per toilet
- Ceramic tiles to all wet area floors. Shower enclosures to approximately 2m high
- Skirting tiles to bathrooms, ensuite and WCs at 200 (n) high
- Provide three (3) 530x365mm Posh Solus undermount basins (9508224) to Ensuite two (2) and Bath one (1) in lieu of standard
- Includes 600 deep benchtop to accommodate mixers

Electrical / Gas

- 280L hot water service - mains pressure heat pump hot water storage system
- Generous light and power points as per electrical plan. White switches • LED downlights as per electrical plan
- Interconnected smoke detectors direct wired to mains supply
- One (1) television point to Great Room, Quiet Room, Hangout space (max 3) with TV antennae to roof
- One (1) pre-wired telephone point (connection by client)
- Circuit breakers with earth leakage safety switch in meter box
- 1200mm white timber blade ceiling fans with light to all bedrooms and alfresco areas
- NBN ready - cabling with two (2) data points
- One (1) feature wall light at front entry
- One (1) single directional light outside laundry
- One (1) double GPO to external areas

- Air Conditioning - Ducted throughout

Floor Coverings

- Ceramic floor tiles to entry, living, Eating, Cooking Hub hallway and walk in cupboards (except under stairs) on ground floor concrete slabs 300mmx600mm
- Carpet - solution dyed nylon on 7mm HD foam underlay to bedrooms, media, rumpus and stairs

General

- Waffle pod slab to suit Class "M" Classification (no piers)
- Concrete pump allowance included
- Sewer connection to council sewer inside property boundary
- Contour survey of land and soil classification test (one lot only)
- N2 wind loading as per Building Code of Australia
- Sediment and erosion control to front boundary
- Working drawings and specifications prepared by DC Living
- Building certification fees, plumbing and drainage fees including inspections
- QBCC warranty insurance
- Twelve month maintenance period
- Twenty Five (25) year structural guarantee
- Tiled splashback behind kitchen bench

Kitchen Appliances

- Oven - Westinghouse 60cm multifunction oven
- Cooktop - Westinghouse 60cm ceramic cooktop
- Rangehood - Westinghouse 60cm undermount recirculating rangehood
- Dishwasher - Westinghouse 60cm stainless steel face dishwasher with coldwater connection
- Upgrade - tapped in water connection for fridge

Laundry

- 45 litre stainless steel tub with bypass
- Tile splashback to 600mm high over laundry tub with 200mm (nominal) high skirting tile to remainder
- Laundry – chrome plated swivel mixer to tub and mini cistern cocks for washing machine set under laundry tub, skirting tile to remainder