

*Coming home to my...*

**Rebetzke**  
EST 1975 **HOMES**

*Builder Reserves the Right to Change Specifications*

QBCC # 1127662

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EST 1975 **HOMES**



**STANDARD SPECIFICATIONS**

## GENERAL INCLUSIONS

➤ Design & drafting service of house plans.	➤ Obtain foundation data (soil test).	➤ Termi mesh termite protection to penetrations.	➤ Workplace health & safety
➤ Council fees and permits to local authorities.	➤ Queensland Building Construction Commission guarantee insurance.	➤ Concrete slab 300mm above the ground on a level, cleared site – based on 'class s or m' soil classification.	➤ Third party public liability insurance during construction.

## EXTERNAL INCLUSIONS

➤ Treated pine roof trusses 20 degree pitch.	➤ Colorbond roof sheeting and r3.5 Ceiling batt insulation.	➤ Two external hose taps. ➤ External painting – choice of 2 colours is standard.	➤ Powdercoat aluminum sliding windows and sliding glass doors.
➤ Colorbond metal fascias and gutters.	➤ Rendered letterbox.	➤ Wall mounted clothes line.	➤ Tuffstuff Sisalation To The Walls (BRICK VENEER ONLY).
➤ Standard insect screens to windows, safety screens to sliding doors & laundry door. Not including front entrance door/s.	➤ Treated pine external wall frames 2400mm high (BRICK VENEER ONLY). ➤ 60 Sq.M of exposed concrete to driveway including path to front door (if applicable)	➤ External wall material –150mm masonry block with sponge finished render, or ➤ Brick veneer (hardiflex sheeting above windows & doors to brick veneer only) – brick veneer will incur an additional cost if selected.	➤ Single front door to the value of \$600.00 Double front doors to the value of \$1200.00 Inc gst.

## KITCHEN INCLUSIONS

➤ Fully laminated kitchen cupboards, as per floor plan.	➤ 600mm high tiled splashbacks, using atile from the builders range at the carpet house floor zone.	➤ Westinghouse electric wall oven/underbench oven, cooktop & slideout rangehood in stainless steel or white (builders standard range).
➤ 1220Mm 1½ clark advance s.s. sink and dishwasher provision.	➤ Water tap to the fridge provision.	

## LAUNDRY INCLUSIONS

➤ 45Ltr single bowl acrylic or stainless steel tub with white acrylic cabinet under, or ➤ Custom made laminated laundry bench with 45litre stainless steel tub (if applicable, as per plan).	➤ Tiled splashback 600mm high above laundry tub & washing machine taps on splashback wall or under bench. ➤ Rheem 315ltr electric hot water system.	➤ Option to upgrade to a solar hot water system is available.  <b>THIS OPTION WILL INCUR AN ADDITIONAL COST.</b>
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## INTERNAL INCLUSIONS

➤ Treated Pine Internal Wall Frames. ➤ Interior painting (excludes feature walls & staining).	➤ Internal Ceiling Height 2450Mm (RENDERED BLOCK HOUSE).	➤ 90mm plaster cornice. ➤ Linen cupboards have 4 shelves & sliding or hinged doors.	➤ Corinthian 'motive' or 'impressions' range internal doors.
➤ Wardrobes to all bedrooms with bay of shelving, top shelf and hanging rail and sliding lamipanel / mirrors or hinged doors. ➤ Connection to town water & council mains to a 6mtr setback. ➤ Colonial or bullnose treated timber mouldings to windows & doors.	➤ Choice of selected gainsborough 'contractor series' lever internal door handle sets in satin chrome or polished chrome. ➤ Plasterboard to walls and ceilings – villaboard wall sheeting to bathroom.	➤ Carpet floor coverings to the bedrooms, inc study room & lounge/media room, ceramic floor tiles to all remaining internal floors (excluding the garage) – selected from the builders range at the carpet house floor zone.	➤ Standard range tap fittings caroma – 'quatro', 'saracom' or 'cirrus' mixer range – owners to select. ➤ Full plumbing to sewered sites only to a 6 metre setback. SEPTIC WILL INCUR AN ADDITIONAL COST.

## BATHROOM INCLUSIONS

➤ 1665Mm or 1510mm acrylic bath, with tiles 600mm high below & above the bath, using a tile from the builders range at the carpet house floor zone.	➤ Fully laminated custom made vanity units, with owners choice of vanity basin to a pc sum of \$250.00 Inc gst. ➤ Powder coated framed vanity mirror – 900mm high x length of vanity unit.	➤ Bathroom accessories to match selected tapware* (towel rails, toilet roll holders & soap dishes). ➤ Caroma profile 4 close coupled toilet suites. <i>Tapware Details Listed Under Internal Inclusions</i>	➤ Pivot shower screen, clear laminated glass & coloured frame with tiles to shower base & tiles 2.0m high around shower walls.
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## ELECTRICAL INCLUSIONS

➤ Double power points & lights to all rooms. ➤ 2 Inter-connected smoke alarms. ➤ 1 X external spotlight (not a sensor light).	➤ Standard range light fittings – white energy efficient downlights, in accordance with energy efficiency rules. 2 X exhaust fans.	➤ White 48 inch ceiling fans to bedrooms, living & dining. ➤ 1 X water proof power point to patio. ➤ 2 X phone points.	➤ Power connection to a distance of 15 metres to the mains. ➤ Tv antenna and 2 x tv points.
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