

### GENERAL

- ✓ 6 star energy rating (as per building regulations)
- ✓ 10 years structural guarantee
- ✓ 3 month maintenance / guarantee service
- ✓ Colour selection service
- ✓ Plans, permits and fees
- ✓ Quality Assurance Inspection

### EXTERIOR

- ✓ "M" Class Waffle concrete slab footings
- ✓ Part A termite treatment to slab penetrations and Part B termite treatment to slab perimeter
- ✓ Builders range bricks with flush, ironed or ranked joints
- ✓ Coloured render to facades (refer to working drawings for specs)
- ✓ Concrete roof tiles from builders range
- ✓ Builders standard range feature timber entry door
- ✓ Aluminium Sliding Laundry Door
- ✓ Aluminium framed windows (lockable) throughout from builder's range- white cathedral obscure glazing to Bathroom, ensuite and waterclosets (refer to workings drawings for specs)
- ✓ Brickwork Windows, Infills and Eaves (refer to workings drawings for specs)
- ✓ Colorbond Fascia
- ✓ Colorbond Guttering
- ✓ Colorbond Downpipes
- ✓ Solar gas boosted hot water system with 1 No roof collector
- ✓ All connection services includes sewer, stormwater, dry water tapping and underground power for land up to 450 sq. meter
- ✓ Front and rear garden taps
- ✓ Manual opening sectional garage door
- ✓ Entrance set with deadlock to front entry & entrance sets to balance
- ✓ Site cleaning

### INTERIOR

- ✓ Stabilized pine wall frame (studs 450mm ctrs) and engineered roof truss
- ✓ 2040mm high hinged flush panel doors throughout (Builder's Range)
- ✓ 2040mm high hinged flush panel Robe/Linen doors throughout (Builder's Range)
- ✓ Builder's Range lever door furniture
- ✓ Built in robes to all bedrooms and walk in robes to master bedroom with 1 No 445mm wide white melamine shelf and hanging rail under.
- ✓ 4 No rows of 445mm wide melamine shelves to linen cupboards as per plans
- ✓ MDF 67mm x 18mm Standard profile architraves and skirting
- ✓ 75mm Scotia Cornice (Builder's Range)
- ✓ Choice of ceramic wall and floor tiles to wet areas from Builder's range. 100mm skirting tile to all wet areas (excluding kitchen)
- ✓ R3.5 Glasswool insulation batts to ceiling of roof space only (excludes garage)
- ✓ R2.0 Glasswool wall insulation batts including sisilation to external brick veneer walls (excluding garage) and wall in between house and garage
- ✓ 10mm plasterboard to walls and ceiling and villa board to wet areas
- ✓ Ducted gas central heating system (Builder's Range) to living areas and bedrooms
- ✓ Quality builders range paint 2 coat application (washable) throughout
- ✓ 2440mm (overall plates) standard ceiling height to dwelling
- ✓ MDF covergrade staircase with painted timber handrail/

### KITCHENS

- ✓ Laminate cabinets (excludes overhead cupboards) with selection of colours and finishes from Builder's Range
- ✓ Laminate rolled edge benchtop with choice of colours and style from Builder's Range
- ✓ Handles to all doors, choice of colour and style from Builder's Range
- ✓ 1 & 3/4 bowl single drainer Stainless Steel Sink (Builder's Range)
- ✓ Chrome Sink Mixer Tap
- ✓ 600mm Stainless Steel Electric Oven
- ✓ 600mm Stainless Steel Gas Cooktop
- ✓ 600mm Stainless Steel Canopy Rangehood

### BATHROOM / ENSUITE / WATERCLOSET / POWDER

- ✓ Laminate cabinets with selection of colours and finishes from Builder's Range
- ✓ Laminate rolled edge benchtop with choice of colour and style from Builder's Range
- ✓ Handles to all doors, choice of colour and style from Builder's Range
- ✓ Vitreous China Oval Basin - White
- ✓ Tiled Shower Bases
- ✓ Semi framed pivot door shower screens with laminated glass and polished chrome frame
- ✓ 1525mm long pressed steel bath - White
- ✓ Close coupled dual flush toilet with soft close lid
- ✓ Polished edge mirrors – above vanity splashback
- ✓ Solid handle mixer taps throughout
- ✓ Toilet roll holders to each WC
- ✓ Single towel rail to bathroom & ensuite towel ring to powder room (Builder's Range)

### LAUNDRY / ELECTRICAL / SAFETY

- ✓ 45 litre Laundry trough with white metal cabinet
- ✓ Sink mixer tap to trough and cross handled washing machine stops
- ✓ Batten light with globe and white conical shade throughout home (refer to electrical layout)
- ✓ Single / Double power points throughout (refer to electrical layout)
- ✓ C2000 switches or similar wall mounted switches
- ✓ 2 No. Pre-wired telephone points (refer to electrical layout)
- ✓ 2 No. Pre wired television connection points (refer to electrical layout)
- ✓ Hardwired battery backup installation to conform to the regulations
- ✓ 6 Star energy rated ceiling exhaust fans (Builder's Range to Bathroom and Ensuite only)
- ✓ Circuit breakers and safety switch to meter box

**NOTE:** Mega Residential reserves the right to alter any item on this standard inclusion and maybe subject to change without notice.