

STEADFAST HOMES



Inclusions

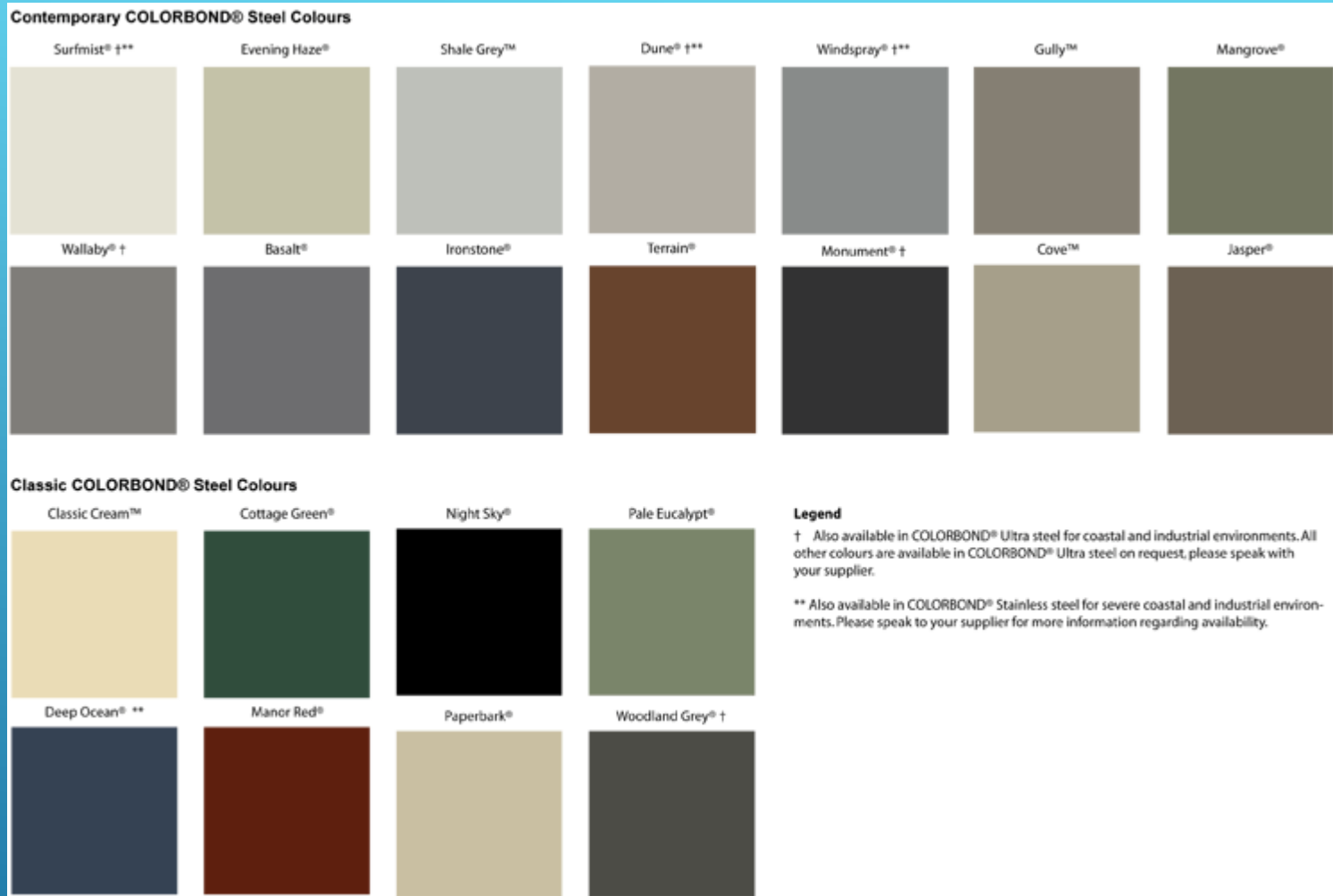


- Home Building Compensation Insurance
- NSW licensed builder with 25+ years experience
- HIA member and Greensmart accredited
- Fixed price contract
- Free Site inspection
- Written quotation submitted
- Council development submissions and application fees
- Engineers design of slab
- Soil classification test
- All drafting and BASIX certificate preparation
- Maintenance period for four months after completion of home
- Appliances guarantees and warranties supplied by builder on completion of home
- Construction Insurance and Public Liability Insurance
- Surveyors peg out and report fees
- Building inspections under Principal Certifying Agreement with Council

WARRANTIES, INSURANCES AND APPROVALS

- ▶ Termite treatment (reticulated) 20year guaranteed
- ▶ 25 year guarantee termite treated H2 timber frames and trusses
- ▶ Selection of face brick with raked or ironed joints and natural or off white mortar.
- ▶ Colourbond roof, fascia and gutters in range of colours
- ▶ PVC downpipes
- ▶ Insulation R2.0 rated to external walls including sisalation
- ▶ Insulation R3.5 rated to ceilings including garage
- ▶ Aluminium sliding glass windows with flyscreens included
- ▶ B and D panel lift garage doors with remote control in range of colours
- ▶ Front and rear garden taps, 3000L rainwater tank with pump
- ▶ Verandah lining and eaves to be fibrous cement with plastic molding
- ▶ Front door 2040x820 painted finish "Hume Newington range" XN5 with translucent glass. Laundry door to be standard readycoat solicore external door painted finish
- ▶ Sponge finish concrete to alfresco, patios

EXTERIOR



COLOURBOND® ROOF, FASCIA AND GUTTERS

<http://colorbond.com/>

Panel•Glide is Gliderol's revolutionary alternative to the traditional garage door. Designed to suit both modern and more traditional homes, the Panel•Glide sectional door uses modern design concepts to provide new levels of performance and style. Featuring the latest raised panel design, the Panel•Glide comprises a number of hinged rigid sections which slide overhead creating a lightweight stylish garage door.

With a choice of four designs, the Panel•Glide's Colorbond® finish will suit any home and enhance your home's street appeal.



Oxford



Hampton



Madison



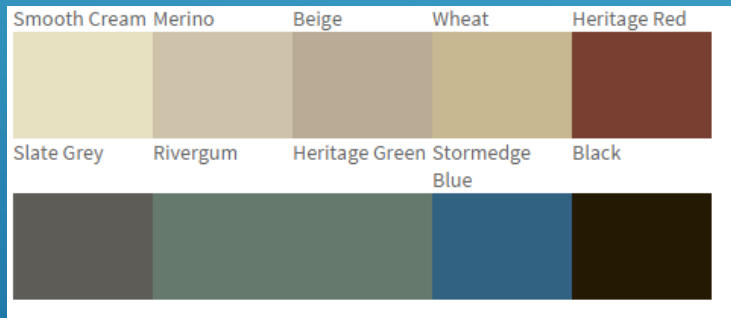
Tuscan

Garage doors

<http://sodweb.com.au/clients/gliderol/>

Available in a range of colours

Includes remote control opener



Rainwater tank in range of colours

with Vada water pump

- ▶ 2.4m ceiling height
- ▶ 90mm cove cornice
- ▶ Choice of internal doors Hume Caprice, Alpine or Oakfield
- ▶ satin chrome lever door handles, white doorstops
- ▶ 67x 19mm door and window architraves and skirting- painted finish
- ▶ Three colour paint system – ceilings, walls and trim
- ▶ Quick Step Uniclic Eligna floating floor and Quest atlantic/pacific carpet with goldstep underlay
- ▶ Built in wardrobes as per plans to include :
 - ▶ one painted shelf across the top with one bank of five x 600mm shelves down one side and chrome hanging rail to bedrooms
 - ▶ linen and pantry to have four full width horizontal shelves

INTERIOR



Hume Newington
XN5 Entrance door
Painted or stained



Oakfield interior
door



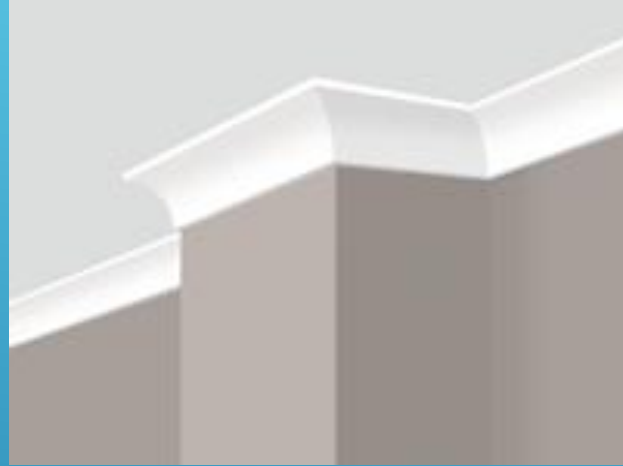
Caprice interior
door

DOORS

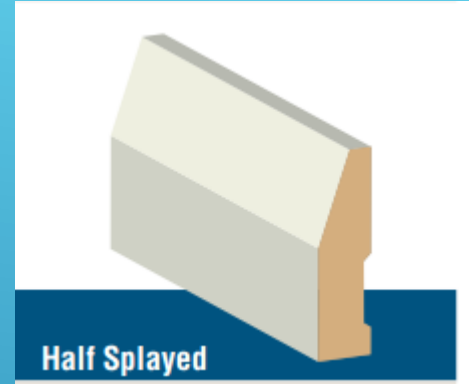




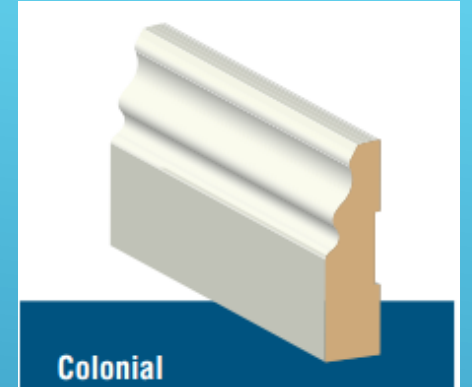
Satin chrome lever door handle



90mm cornice



Skirting /architrave 67 x 18mm



DOOR FURNITURE AND FIX OUT



<http://www.quick-step.com.au/laminate/eligna>

FLOORING

- ▶ Smoke detectors as per plan wired to 240v power supply
- ▶ Ducted gas heating and evaporative cooling
- ▶ Double power points with white cover plates
- ▶ Each plan is allocated with a number of eco white downlights or white batten holder fittings with globes
- ▶ Telephone point pre-wired
- ▶ T.V points two included
- ▶ waterproof GPO external power points
- ▶ External lights to be white batten holders with globe
- ▶ Bathrooms fitted with two-map heater exhausts
- ▶ Oven hardwired to power box
- ▶ Meter box with earth leakage circuit breaker
- ▶ (Note all plans have electrical layout)

ELECTRICAL

- ▶ 6 star natural gas hot water unit 26lt connected to house
- ▶ 75L stainless steel square laundry tub with 450mm tiled splashback
- ▶ Water connections for washing machine- Hot & Cold
- ▶ Clear safety glass shower screens with aluminium powder coated frames
- ▶ Chrome plugs and wastes throughout
- ▶ Chrome tapware throughout from builders range
- ▶ Bristol MkII vanities sized to fit plans
- ▶ 3 and 4 star Posh Bristol tapware
- ▶ 4 star Victoria toilet suites
- ▶ Mizu Drift glass shelves, soap dishes, toilet roll holders and towel rails
- ▶ Bevelled edge mirrors
- ▶ Rectangular bath 1525mm Posh Solus
- ▶ Wall tiling height 1 row skirting tile in separate W/C's and laundry, 1800mm in showers and up to 1200mm on other walls. Tile allowance of \$30/sqm

BATHROOM AND LAUNDRY



GAS CONTINUOUS FLOW 5 STAR HOT WATER SYSTEM

Designed and manufactured in Japan, Thermann Gas Continuous Flow hot water units use the latest technologies to heat water as required, rather than storing it. This simply means they'll never run out of hot water which is ideal for big families. Sometimes referred to as instantaneous units, they are a really sensible method of water heating, because you only pay to heat the water you use. The Continuous Flow units are available in both NG and LPG to suit your gas type.

- Japanese Technology and Manufacture
- AGA approved
- Over 50 years of manufacturing experience
- Product Quality Guarantee
- Watermark approved
- Available in NG and LPG in 50 and 60 degree models

INSTANTANEOUS GAS HOT WATER



Posh Kensington 45L laundry tub



bevelled edge mirrors



Posh Solus MkII bath



Bristol sink mixer




Bristol Mk II vanity



Bristol bath set

Laundry and Bathroom

KITCHEN

- Ceramic tile splashback , sized to plan
 - 4 star Posh Solus tapware
 - Stainless Steel Bellissimo underbench oven
 - Stainless Steel Bellissimo Gas or Electric cooktop
 - Stainless Steel Technika retractable rangehood
 - Laminex kitchen benchtop and doors to be in a range of colours with metal draw runners for strength and durability and Hettich innotech drawers (allowance made for eachplan)
 - Metal draw runners for strength and durability
 - Stainless Steel double kitchen sink Posh Solus Mk II
 - Dishwasher space including cold water connection and power point
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Choice of gas or electric cooktop



Bellisimo fan forced oven
and Technika rangehood



APPLIANCES

OPTIONAL UPGRADES

- Rendered finish
 - Wool blanket insulation to roof
 - 2.55, 2.7 or 3.0m ceiling heights
 - Premium cornice and architrave alternatives
 - Security doors
 - Aluminium or Full brick letterbox
 - Extra TV points, power points, phonepoints
 - Dishwasher
 - Silestone or caesarstone benchtops
 - Semi-frameless or frameless shower screens
 - low-E Tech Glass or double glazed windows for improved thermal comfort
 - Clothesline hills rotary 34lm
 - Front driveway with concrete broom finish
 - Temperature control pads for hot water system
 - Landscaping, turf, fencing
 - Linear drains and niche box recesses in bathrooms
 - Glass or metalline splashback
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