

## PRELIMINARY

Working Drawings & Specifications  
Detailed Quote & Fixed Price contract  
Building Permit  
Min. 6 Star Energy Rating  
Soil Report & Slab Design by engineers  
Homeowners Warranty Insurance  
Public Liability Insurance  
Construction Insurance

## SERVICES

Connections to site:  
Gas connection (if available)  
Sewer Connection underfloor to connection point (up to 10m)  
Single Phase Underground power to Meter Box (up to 12m)  
Storm water discharge (up to 15m)  
Rainwater tank 2000l  
Water lead in (up to 15m)

## TERMITE TREATMENT

Termi Blue timber 25yr warranty

## CONCRETE SLAB AND FOOTINGS

"M" class slab (max. 300mm building envelope fall)

## WALL CLADDING

Timber wall frame @ 450 centres  
Timber Roof trusses  
2400 flat ceiling height

## WALL CLADDING

Standard RALCON Homes Bricks, grey mortar  
Hardies Axon & Stria Wall Cladding, paint finish

## DOORS & WINDOWS

Aluminium glazed sliding doors & window  
Entry door: Corinthian Madison range 2040, paint finish  
Furniture: Lockwood Nexion Mechanical Entrance Lockset  
Internal doors: Redicote 2040, paint finish  
Furniture: Lockwood Velocity  
Door stoppers

## ROOF

Colorbond roof, fascia, gutter & downpipes

## JOINERY

Standard Laminate benchtop & cupboards  
Melamine shelving to cupboards, pantry & linen  
60cm Melamine shelving to robes with hanging rail & top shelf

## KITCHEN

RALCON Homes standard 1 ¾ bowl sink with drainer  
RALCON Homes standard kitchen mixer  
60cm Technika electric oven  
60cm Technika Gas cooktop  
60cm Technika pull-out rangehood  
60cm Technika Dishwasher  
Waterpoint connection for fridge

## LAUNDRY

RALCON Homes standard 45l Inset laundry tub  
RALCON Homes standard laundry mixer  
Washing machine connection taps

## BATHROOMS

RALCON Homes standard inset basin  
RALCON Homes standard mixers  
RALCON Homes standard toilet roll holder  
RALCON Homes standard double towel rail  
RALCON Homes standard back to wall toilet  
RALCON Homes standard shower rail  
RALCON Homes standard back to wall 1500 bath  
Mirror  
Glazed shower screen  
Shower niche or half height wall

## HEATING & COOLING

Ducted heating with thermostat & ceiling outlets  
1 x A/C

## HOT WATER UNIT

Instantaneous gas hot water unit

## FLOORING

RALCON Homes standard vinyl plank to main living areas & hallways  
RALCON Homes standard carpet to bedrooms  
RALCON Homes standard tiles to bathrooms

## WALLS

Painted plasterboard throughout  
RALCON Homes standard tiles to shower & bath walls

## SKIRTINGS, ARCHITRAVES & CORNICES

67x12 pre primed MDF Skirts & archs, paint finish  
75mm coved plaster cornice, paint finish

## 3 COAT PAINT SYSTEM

Haymes Elite Low sheen to walls  
Haymes Elite Ceiling to ceiling  
Haymes Trim Enamel Semi Gloss to internal doors & trims  
Haymes Trim Enamel High Gloss to external doors  
Haymes Exterior Solarshield Low Sheen to external wall cladding & downpipes  
Haymes Exterior Solarshield Matt to Alfresco, eaves & soffits

## INSULATION

Insulation to external walls as per Energy Rating requirements  
Insulation to ceiling as per Energy Rating requirements  
Sisalation wrap to Roof & external walls

## ELECTRICAL

LED downlights throughout  
Clipsal Iconic range, vivid white finish  
Powerpoints as per drawings  
3 x Double GPO to master  
2 x Double GPO to bedrooms  
2 x TV points  
1 x data point / telephone point  
1 x external double GPO  
Hard wired smoke detectors as required  
Exhaust fans to showers as required

## OTHER

2 x external taps  
Builders clean  
Site clean including removal of building materials