

<b>GENERAL INCLUSIONS</b>	<b>TAPWARE</b>
180 day fixed price tender	Bathroom/Ensuite: Posh Bristol MkII Mixer Tapware
Timber frame/22.5° pitch roof trusses (based on wind rating N2.W33N)	Kitchen: Posh Bristol MkII Mixer
Reticulated chemical pest protection	Laundry: Base MK2 Mixer Tap
42mm bevelled architraves and mouldings	External: Front and rear
<b>FACADE</b>	<b>KITCHEN</b>
As per Artists impressions in face bricks/concrete tiles	European designed gourmet laminated kitchen with attractive laminated bench tops
<b>WINDOWS</b>	Dishwasher opening with connections
Architectural styled aluminium windows as per facade selected	Microwave shelf with power point
Energy efficient weather seals and locks to all windows	Large pantry with ventilated shelving
<b>CONCRETE FLOOR</b>	Fridge area for 1.0 wide fridge freezer unit
Engineer designed to M classification	Full height ceramic tiling to Kitchen splash back
Cover Grade concrete finish to Patio's and Alfresco's (where applicable)	<b>APPLIANCES</b>
<b>BRICKS and ROOF TILES</b>	Choice of quality Omega cooking appliances:
Choose from an extensive range of bricks from our manufacturer Austral (Everyday Life and Old Colonial)	Cooktop - Gas Omega OG60XA (stainless steel) or Electric Omega OC64KZ
Concrete roof tiles from Bristile (Classic range). This will create hundreds of no charge combinations	Oven - OO651XR (stainless steel)
<b>INSULATION</b>	Rangehood - Recirculating ORW9XA stainless steel canopy
R3.0 insulation to ceilings and R2.0 to external walls excluding garage	<b>BATHROOM/ENSUITE</b>
<b>CEILINGS</b>	Large selection of ceramic tiles
2416mm nominal ceiling height	1800mm high semi framed shower screens with clear toughened glass and pivot door
75mm cove cornice	Bermuda 3 Function Rail Shower
<b>HOT WATER</b>	Framed mirror above vanity
Rheem Stellar 160lt, 5 star storage gas hot water system	Mizu Drift towel rail or rings (where applicable)
<b>ELECTRICAL</b>	Mizu Drift toilet roll holder
As per the standard electrical plan	Quality Decina bath
<b>SMOKE DETECTORS</b>	Stylus Symphony Linked Toilet Suite
As per the standard electrical plan wired direct to mains power	<b>GARAGE</b>
<b>PAINT</b>	Sectional Overhead Garage Door
Taubmans 'Endure' to all internal walls -2 coat system	<b>EXCLUDED ITEMS</b>
Flat acrylic to ceiling	Landscaping, driveways, fences, BBQ, Air Conditioning, blinds, curtains, fly screens, window coverings, spa bath, door closes, deadlocks, water tanks, alarms, dishwasher, microwave, glass splashback, Alfresco ceiling fans, special recess power points, down lights or light fittings, music system, furnishings, decorative items, mirrored decorative walls including second separate mirror over bath as seen in some displays, floor coverings. Façade prices quoted include for a face brick finish. Some of the finishes used in our display homes may be from an upgraded specification. Full external site costs including connections to services, levelling etc and BASIX requirements will be quoted following an inspection of your proposed building site. McDonald Jones reserves the right to alter designs and specifications without notice.
Gloss enamel to interior timber and internal/external doors	
<b>DOORS</b>	
Front door: standard selection from Hume Doors (Vaucluse Range)	
Laundry door: XF3 with half glazed panel or glass sliding door (Design Specific)	
Internal: Flush Panel doors	
Cushioned door stops	
Glass sliding doors with key locks	
<b>DOOR FURNITURE</b>	
Front entry: Gainsborough Governor	
Laundry : Gainsborough Governor	
Internal : Gainsborough 300 Contractor Series	
<b>BEDROOM and ROBES</b>	
Double door robes where shown with melamine shelves	
<b>LAUNDRY</b>	
Clarke Eureka Plus laundry tub	