

GENERAL INCLUSIONS	TAPWARE
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 Tap
Reticulated chemical pest protection	Laundry: Base MK2 Mixer Tap
42mm half splayed architraves and mouldings	External: Front and rear
FACADE	KITCHEN
As per Artist's impression in face bricks and concrete tiles	European designed gourmet laminated kitchen with attractive laminated bench tops
SPLIT LEVEL	Dishwasher opening with connections
Deck (rear split) - Modwood Composite Deck in choice of colours	Microwave shelf with power point
Deck Handrail (rear split) - Aluminium Powdercoated Picket Style	Large pantry with ventilated shelving
Flooring - concrete slab to ground floor, yellow tongue to mid and first floor	Fridge area for 1.0 wide fridge freezer unit
Piers - 90x90 steel	Full height ceramic tiling to Kitchen bench splash back
WINDOWS	APPLIANCES
Architectural styled aluminium windows as per facade selected	Choice of quality Omega cooking appliances:
Energy efficient weather seals and locks to all windows	Cooktop - Gas Omega OG60XA (stainless steel)/Electric Omega OC64KZ
CONCRETE FLOOR	Oven - OO651XR (stainless steel)
Engineer designed to M classification	Rangehood - Recirculating ORW9XA stainless steel canopy
Engineer designed structural steel beams (where Applicable)	BATHROOM/ENSUITE
Cover Grade concrete finish to patio's and alfresco's (where applicable)	Large selection of ceramic tiles
BRICKS and ROOF TILES	1800mm high semi framed shower screens with clear toughened glass and pivot door
Choose from an extensive range of bricks from our manufacturer Austral (Everyday Life, Old Colonial, Wilderness and Whitsunday)	Bermuda 3 Function Shower Rail
Concrete roof tiles from Bristile (Classic range). This will create hundreds of no charge combinations	Framed mirror above vanity
INSULATION	Mizu Drift towel rail or rings (where applicable)
R3.0 insulation to first floor ceilings and R2.0 to external walls excluding garage (excludes insulation between ground floor and first floor)	Mizu Drift toilet roll holder
CEILINGS	Quality Decina bath
2416mm nominal ceiling height	Stylus Symphony Linked Toilet Suite
75mm cove cornice	BEDROOM and ROBES
HOT WATER	Double door robes where shown with melamine shelves
Rheem Stellar 160lt, 5 star storage gas hot water system	STAIRS
ELECTRICAL	Painted timber stringers with medium density fibreboard (MDF) treads and risers, painted handrail and square wrought iron balusters (expansion joint in stairwell covered by painted timber trim)
As per the standard electrical plan	BALCONIES
SMOKE DETECTORS	External handrails (Where applicable) are aluminium powder coated picket style handrail
As per the standard electrical plan wired direct to mains power	Tiled Balcony floors with slip resistant tiles from the standard range of floor tiles (excludes split level balconies)
PAINT	GARAGE
Taubmans 'Endure' to all internal walls -2 coat system	Sectional Overhead Garage Door
Flat acrylic to ceiling	EXCLUDED ITEMS
Gloss enamel to interior timber and internal/external doors	Landscaping, driveways, fences, BBQ, Air Conditioning, blinds, curtains, 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. 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.
DOORS	
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	
DOOR FURNITURE	
Front entry: Gainsborough Governor	
Laundry: Gainsborough Governor	
Internal: Gainsborough 300 Contractor Series	
LAUNDRY	
Clarke Eureka Plus laundry tub	