

Preliminaries

- ✓ Home Owners Warranty Insurance
- ✓ Structural warranty - 6.5 years
- ✓ Maintenance period - Three-months following completion

Site & Foundation

- ✓ Service lines - including electrical, plumbing and communications, taken to the buildings perimeter
- ✓ Termite barrier caps
- ✓ Garden tap - cold brass; attached to building

Structure

- ✓ All construction to National, State and Local codes to a soil classification of 'M'
- ✓ Steel sub-floor - to National Construction Codes (NCC)
- ✓ Structural wall framing - to NCC
- ✓ Structural roof framing and trusses to NCC
- ✓ 600mm diameter bored pier construction at 1500mm deep to suit Class 'M' soil classification
- ✓ Galvanised steel stumps @ 400 mm high

External Cladding and Roofing

- ✓ Roofing - Colorbond Metal and Accessories*
- ✓ Downpipes - PVC Painted
- ✓ Cladding - Colorbond corrugated cladding *
- ✓ Flashings - Colorbond*
- ✓ Parapets - dependent on design
- ✓ Rainwater heads - dependent on design

* Marine grade Colorbond upgrade may be required for coastal locations

Kitchen

- ✓ Bench-top - 20mm Caesarstone
- ✓ Joinery - soft close doors and drawers, laminate finish
- ✓ Joinery fittings - Rubbish bin and cutlery drawer insert
- ✓ Splash-back - toughened mirrored glass
- ✓ Cook-top - 600mm stainless steel Smeg gas cook-top
- ✓ Oven - 600 mm stainless steel Smeg oven
- ✓ Range-hood - Smeg - concealed, 3 Speed, ducted externally
- ✓ Sink - Reece stainless steel
- ✓ Tap-ware - Reece chrome-plated solid brass construction

Bathrooms

- ✓ Shower - tiled base - 300 x 600 mm
- ✓ Shower screen - fixed 2100 mm
- ✓ Tap-ware - Reece chrome-plated solid brass construction
- ✓ Joinery - mirrored shaving cabinet - 500 mm
- ✓ Wall hung vanity basin - Reece white vitreous china
- ✓ Toilet suites - Reece white vitreous china
- ✓ Towel rail - 1 x double towel rail
- ✓ Robe hooks - 2 x chrome
- ✓ Toilet roll holder - chrome
- ✓ Tiles - 600 x 300 mm to floor, including shower base. 300 x 600 mm tile to walls at 2100 mm high. Tiled skirts.

Laundry

- ✓ Laundry trough - Reece 45Lt trough with joinery benchtop in 32 mm laminate and one door below under trough.
- ✓ Flooring - 300 x 600 mm tiles
- ✓ Splash-back - tiled (to trough only) 300 x 600 mm
- ✓ Tap-ware - Reece chrome-plated solid brass construction

Windows & Doors

- ✓ Internal doors - flush panel design with solid timber reveals at 2040 mm; lever handles
- ✓ Windows - double glazed, aluminium frame, with fly-screens
- ✓ Sliding Doors - double glazed, aluminium frame, with fly-screens

Internal Finishes

- ✓ Ceiling heights - 2700 mm to kitchen/living area and other rooms within the same module. 2550 mm to other modules. *(Subject to module configurations and site requirements)*
- ✓ Plasterboard - 10mm
- ✓ Cornice - square set
- ✓ 10 mm water resistant plasterboard to bathrooms
- ✓ Skirting - 92 x 18 mm DAR primed MDF
- ✓ Architraves - 67x 18 mm DAR primed MDF
- ✓ Living module flooring - hardwood Tasmanian Oak 14mm thick solid timber
- ✓ Wet area flooring - 300 x 600 mm porcelain floor tiles
- ✓ Bedroom, passage and staircase flooring - Godfrey Hirst Hycraft, Carramar Range carpet
- ✓ Internal walls and ceilings - Dulux Low VOC Paint
- ✓ Doors - Flush panel sliding, sliding track in white powder coated finish at 2100 mm high
- ✓ Shelving - melamine + hanging rod

Electrical

- ✓ GPO - 2 x double per bedroom, 2 x in kitchen and living areas and 1 x in wet areas
- ✓ Television point - 1 x
- ✓ Phone point - 1 x
- ✓ Bedrooms - 1 x ceiling fan with light or 2 x down-lights
- ✓ Living area - 1 x ceiling fan and 2 x down-lights
- ✓ Hallway and entry - 1 x down-light in each
- ✓ Dining room - 2 x down-lights
- ✓ Kitchen - 2 x down-lights and 1 x feature pendant over island bench (Husk 550mm - Beacon Lighting)
- ✓ Wet-areas - 2 x down-lights in each (subject to design)
- ✓ External sensor spotlights - 2 x
- ✓ Heating and Cooling - 1 x 5kW Split System Air Conditioner to living area
- ✓ Ceiling exhaust fans - bathrooms and ensuites
- ✓ Smoke detectors - as required

Sustainable Inclusions

- ✓ Minimum 6 Star rating achieved - through design and use of materials *(depending on state requirements and individual site conditions)*
- ✓ Light Fittings - low-energy LED (where applicable)
- ✓ High draft weatherproof seals to all windows and doors.
- ✓ Paints - Low VOC
- ✓ Insulation - Ceiling: R6 Batts / Walls: R2.5 Batts / Floor: R2.5 to the ground floor base with fibre cement board under base
- ✓ Hot Water System - 26 Lt Instantaneous Gas unit or 250 Lt Electric Unit
- ✓ Water tank - 2,000 Lt, connected to one toilet for sanitary flushing purposes.

Exclusions

- Design elements that are not applicable to all sites (pools, garage, carport, driveway, decking, sun-shades)*
 - Town planning application and submission, authority fees and charges*
 - Land feature and contour survey*
 - Site preparation including demolition and excavations*
 - Cranage, dependant on your block location*
 - All service line connections beyond the outside of the building perimeter (mains water, sewer, storm water, electrical and Telstra)*
 - Septic sewage system, including permits*
 - Gas line and connections*
 - Construction for non-cyclonic areas and bushfire attack areas*
 - Third Party consultants such as (but not limited to): civil engineers, waste management, bushfire etc.*
- * Note: Archiblox can project manage these services on behalf of the client

Disclaimer: Archiblox design specifications and standard inclusions are subject to availability to individual sites. Statutory regulations and energy ratings will be confirmed following site visit, building positioning and its location. These inclusions are valid for a 6 month period from the date of engaging Archiblox, and are subject to change thereafter, pending supplier updates. The listed inclusions are as of May 2018.

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