



General Items

- ✓ Concrete slab floor for class "M" soil classification with maximum 350mm cross fall over house pad.
- ✓ Water service up to 10 lineal metres from connection point to house, includes 2 x external taps.
- ✓ Sewer service up to 10 lineal metres from connection point to house.
- ✓ Storm water up to 10 lineal metres from connection point to house.
- ✓ Power connection up to 10 lineal metres from the connection point to house.
- ✓ Building approval and water connection fee (not including town planning fees)
- ✓ 6 ½ year structural warranty.
- ✓ 6 months builder's maintenance warranty.
- ✓ Termite treated wall frames and roof trusses.
- ✓ Kordon termite treatment to perimeter and slab penetrations.
- ✓ Sialation wall wrap to external walls.
- ✓ Roof insulation: bonded blanket to R1.5.
- ✓ Soil Test and Contour plan.

External Features

- ✓ Broom finish concrete to external covered patio, alfresco or porches as shown on standard plan.
- ✓ Roof pitch to suit specific façade design.
- ✓ Colorbond roof, fascia and guttering.
- ✓ Ceiling height 2550mm.
- ✓ 90mm round PVC painted downpipes
- ✓ External walls face brick veneer select from Tapscott Homes standard range. of bricks
- ✓ Powder coated aluminium windows from standard range ; flyscreens to all window openings.
- ✓ Hume external doors selected from Newington; Savoy and Verve range, with clear glass.
- ✓ Gainsborough Stronghold Series external round lockset.
- ✓ Sectional Overhead garage doors, choice of profiles from (Modern, Modern Straight Line, Classic) with 2 remotes
- ✓ Flyscreen sliding door to all Aluminium sliding doors.

Internal Features

- ✓ Internal painting using 3 coat system. (One wall colour and white ceiling).
- ✓ 250L Electric hot water system.
- ✓ Hume internal doors from the Accent or Moulded Panel range; with the Gainsborough Ambassador 500 series lever internal door handles.
- ✓ 75mm decorative cornice to all living areas and bedrooms plus 75mm plain cornice elsewhere.
- ✓ 68 x 12 FJ pine colonial or splayed skirting.
- ✓ 42 x 12 FJ Pine colonial or splayed architrave.
- ✓ Built in Bedroom Robes (where indicated) Aluminium Frame with sliding vinyl faced doors; includes top shelf, hanging rail & 1 bank of 3 shelves.

Kitchen Features

- ✓ Stone Benchtops - 20mm "Trendstone"* or equivalent Benchtop to Kitchen from the Standard Colour Range; custom Built (HMR grade) white melamine interior cupboards with laminate doors.
- ✓ Overhead cupboards as per standard layout. (If shown on plan)
- ✓ Tiled splashback above benchtop.
- ✓ Posh Solus Mk2 stainless steel 1-3/4 bowl sink with chrome
- ✓ Mizu Drift gooseneck mixer.
- ✓ Westinghouse electric ceramic cooktop (WHC642BA)
- ✓ Westinghouse electric oven - (WVE615S) Stainless Steel
- ✓ Westinghouse Range hood - (WRH608is S/S)
- ✓ Dishwasher provision only (including tap and power point)

Bathrooms, Ensuite & Laundry Features

- ✓ Ceramic floor tiles to bathrooms, ensuite and laundry selected from standard range.
- ✓ Ceramic wall tiles to bathroom, ensuite and laundry selected from standard range - shower alcove tiled to 2.1m high, over bath to 1.5m high, one row over vanity and laundry tub.
- ✓ Posh Domaine white Vanity basins; drop in.
- ✓ 20mm "Trendstone"* Top to Ensuite Vanity unit/s custom built with 1 set drawers. Laminate benchtop to Bathroom Vanity & Laundry (if applicable).
- ✓ Frameless mirrors full width of vanity 900mm high.
- ✓ Posh Solus 1675mm (or as plan) acrylic bath.
- ✓ Posh Solus Brass Rail shower.
- ✓ All tap mixers Mizu Drift chrome plated.
- ✓ Mizu Drift 700mm Double towel bar and toilet roll holder.
- ✓ Victoria close coupled white toilet suite with soft close seat.
- ✓ 45 litre s/steel laundry tub in poly cabinet with concealed washing machine taps and mixer tap to tub.

Electrical Features

- ✓ Ample power point and light points – refer electrical plan
- ✓ 3 in one heater, light and exhaust fan combo to ensuite and bathroom.
- ✓ Earth leakage circuit breakers and smoke detectors in accordance with statutory requirements
- ✓ 1200mm 3 blade brushed chrome and/or White ceiling fans to bedrooms and living areas. Phone point x 2; TV point x 2
- ✓ Light fittings: standard down-light fittings in either white or brushed chrome to all light points with fluorescent globes; 300mm round fluorescent light with diffuser cover to Kitchen, Laundry and 1 x 1.2m fluorescent light with diffuser to Garage.

Flexibility to Upgrade

Work with our building and interior design consultants to customise any changes and/or upgrades that you require.

CUSTOM DESIGN AND BUILD

TAPSCOTT HOMES PTY LTD

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Your Home... Tailored to you

