

FIRSTYLE HOMES DUAL LIVING & STUDIO LIVING STANDARD INCLUSION LIST

AS OF 2 MAY 2016

CONTRACT & TECHNICAL SERVICES

- A 180 day firm quotation
- 3 month maintenance warranty
- Structural guarantee - 6 years
- Preparation and approval of building plans & specifications
- Payment of standard single dwelling Local Government Application Fees and Water & Building Authority Fees
- Preparation of contracts for Lending Institution & Building Authority Requirements
- Contour survey
- House peg out survey
- Edge Board survey
- Certification of concrete slab by Structural Engineer
- Soil Investigation Report
- Home Owner Warranty & Construction Risk Insurance
- Pest control treatment & certification
- Safety scaffolding and roof rail as required by Authorities
- Colour and inclusions selection with our experienced Colour Consultant

STRUCTURAL

- M' classification concrete waffle pod slab for moderately reactive soil
- 22.5 degree roof pitch

EXTERNAL FEATURES

- Selected range of bricks from Austral or PGH with ironed joint finish mortar
- A wide selection of Bristle Roof Tiles in Designer or Classic profiles or Boral concrete roof tiles in 'Macquarie' or Slimline profiles
- Quality aluminum powder coated sliding windows (choice of colours) with clear glass and Pine solid timber reveals
- Maintenance Free Colorbond fascia/gutter/barge (range of colours)
- 90mm PVC Down Pipes
- Roller door to garage (design specific)
- External doors from 'Hume' Newington range
- External FC sheeting feature, design specific (Please ask consultant for details)
- Garden tap
- Eaves to home

INTERNAL FEATURES

- 2,400mm high ceilings
- Wall Insulation 1.5
- Ceiling Insulation 2.5
- 90mm cove cornices
- Painted 67mm pine pencil round skirting & 67mm pine architraves
- Redicoat internal flush doors to rooms & wardrobes
- Lanes chrome plated or satin chrome plated door furniture
- Spacious linen cupboards
- Modern shelving system to wardrobes, linen cupboards and pantry
- Quality paint finish to all walls, doors and timber work
- Door stops to all doors

KITCHEN

- Contemporary design Laminate kitchen with Formica or Laminex bench-top
- Overhead cupboards with impact resistant PVC edging and door handles from Decorative Building Range
- Fully lined interior kitchen cupboards
- Tiling to kitchen splash back (bench area)
- Single bowl stainless steel sink
- 600mm Stainless Steel electric Cooktop & Under Bench Oven
- 600mm Stainless Steel Range Hood
- Kitchen Tapware from our Decorative Builders Range

LAUNDRY

- 600 x 450mm stainless steel laundry tub
- Ceramic tiled splash back above laundry tub
- Quality ceramic floor tiles
- Hot and cold washing machine connections

BATHROOM & ENSUITE

- Waterproof seal to all wet areas
- Wall & floor tiling to wet areas from our Decorative Builders Range
- Tiling height 2000mm to shower area with skirting to remaining walls in bathroom.
- Clear laminated glass shower screens with aluminum frame sliding or pivot door (design specific)
- Laminated vanity cabinet 600mm long with 20mm pencil edge stonetop to bench
- Vanity mirrors with frame
- 3 piece matching metal bathroom tapware with coordinated accessories from our Decorative Builders Range
- Dual flush toilet suites

ELECTRICAL & SAFETY FEATURES

- Earth leakage safety switch protecting all power points
- Safety circuit breakers to main meter box
- Smoke detector complete with backup battery is installed in appropriate locations for your safety
- Safety glass fitted to all shower screens
- Power Points and Lights as per electrical plan
- One T.V Point to Living Area
- One telephone point
- Instantaneous HWS

Due to continuous product research & development, Firststyle Homes reserves the right to modify inclusions and specifications, change suppliers and substitute unavailable products with an equivalent without prior notice. Inclusions may vary in display homes and may not reflect the standard product. Please ask a consultant for details. 2 May 2016 B.L113412C



MASTER BUILDERS ASSOCIATION
MEMBER
MASTER BUILDER. BETTER BUILDER.

FIRSTSTYLE HOMES DISPLAY CENTRES

ORAN PARK EDMONDSON PARK GREGORY HILLS
KELLYVILLE THE PONDS CHISHOLM

1300 FIRSTSTYLE
firststyle.com.au