

# Vibrant Living Inclusions

Effective 30<sup>th</sup> September 2015

**Note: Items included in the standard specification may be superseded by items included in the quotation and additional variations selected by the client.**



## External Features

- \* "M" class concrete slab designed by a qualified engineer.
- \* Quality powder coated aluminium sliding windows throughout.
- \* Feature awning or double hung windows to selected elevations & facades.
- \* Keyed locks to all opening windows and aluminium sliding doors.
- \* Maintenance free Colorbond metal fascia & Quad gutter.
- \* Panelmasta sectional overhead door to front elevation of garage (roller door to rear, house specific).
- \* Builders range selection of Boral or Austral bricks with natural mortar & choice of raked or flush joints.
- \* Boral roof tiles with a choice of 3 profiles & large range of colours.
- \* Sarking to underside of roof tiles including anti-flap pads.
- \* Plain concrete to front entry porch or verandah for future tiling by client.
- \* Plain concrete to side and rear elevation verandahs, alfresco dining areas for future tiling by client.
- \* Hume XV10 or XV14 front entry door from Vaucluse range
- \* Timber entry frame with clear glass sidelite/s (house specific).
- \* Gainsborough 540 TER Terrace Entrance Set to front entry door with 550 double cylinder deadlock.
- \* Gainsborough 540 TER Terrace Entrance Set to laundry (house specific), with Gainsborough 550 double cylinder deadlock.
- \* Raven weather-strips to external hinged doors.
- \* Garden tap to front & rear of home.
- \* Exciting range of elegantly designed facades.

## Internal Features

- \* Gainsborough 500 TER Terrace internal door furniture.
- \* Superior WATTYL brand paint system to home.
- \* Paint finish to all internal woodwork.
- \* Hume flush panel internal doors with smooth paint finish.
- \* Modern beveled profile 42x19mm architraves & 67x19mm skirting with painted finish.
- \* R3.0 Ceiling insulation & R1.5 wall insulation to external walls.
- \* Spacious linen cupboard with 4 melamine shelves.
- \* 90mm Cove cornice throughout home.
- \* Built in robes to all bedrooms.
- \* Gas heating point to Family Room (subject to gas availability).
- \* White doorstops to all internal doors.

## Kitchen Features

- \* Clark Punch 1.75 End Bowl stainless steel sink with metal basket waste
- \* Bulkheads above overhead cupboards.
- \* Overhead cupboards to all homes (house specific).
- \* Cupboard included over fridge space (house specific).
- \* Provision for microwave oven.
- \* Fully lined interior to cupboards
- \* Laminate finish to doors, drawer fronts and end panels with PVC edge.
- \* Modern square edge laminated benchtops with stylish "Shadowline" architectural finish to underside of kitchen benchtop.
- \* Tiled splashback provided between benchtops & overhead cupboards.
- \* Dishwasher connections included.
- \* Spacious pantry with four melamine shelves (house specific).
- \* Alder Classico chrome single lever mixer.

## Electrical & Appliance Features

- \* Westinghouse GHR16S 600mm stainless steel gas cooktop (subject to gas availability).
- \* Westinghouse WRH6051S 600mm slimline externally ducted rangehood with stainless steel front rail and white body.
- \* Westinghouse POR663S fan forced stainless steel electric oven.
- \* Rheem Stellar 160 litre 5 star gas storage hot water unit (subject to gas availability).
- \* Double power points as shown on electrical plan.
- \* Hard wired smoke detectors with battery backup.
- \* Earth leakage electrical safety switch in single phase meterbox.
- \* TV point to home with RG6 cable.
- \* Telephone point to Kitchen.
- \* Fridge power point on separate circuit.

## Bathroom, Ensuite & Powder Room

- \* Chrome framed mirror to full width of vanity top.
- \* Sealed waterproof membrane to floor & shower compartment.
- \* Large choice of ceramic tiling to floor & walls (as per internal elevations).
- \* Manooga Monaco integrated bowl moulded top vanity with 2mm PVC edge doors
- \* Modern Stegbar showerscreens with clear glazing and silver frame finish.
- \* Baths presented in tiled podium.
- \* Caroma Maxton 1500 bath with chrome plug & waste (house specific).
- \* Stylus Venecia china close coupled toilet suites (white).
- \* Alder chrome Akita three piece tapware.
- \* Quality chrome bathroom accessories.

## Laundry

- \* Quality chrome hot & cold washing machine connections.
- \* Tiled splashback to Laundry tub.
- \* 45 litre stainless steel tub with metal cabinet under.
- \* Alder Akita chrome tapware.

## Special Inclusions

- \* 2 year warranty on appliances.
- \* 90 day maintenance period.
- \* Perimeter reticulated pest control treatment, Trithor or Kordon barrier (steel frames)
- \* Identification survey.
- \* Colour consultation with Interior Decorator.

**Note:** Decorator items, furniture, robe inserts, floorcoverings, timber shutters, light fittings, low voltage lighting systems, alarm systems, air conditioning, spa's, dishwashers, microwave ovens, coffee machines, pergolas, timber decking, landscaping, tiling, tinted glazing, paving and retaining walls are not included in home price. All drawings and photography are for illustrative purposes and should be used as a guide only. Barrington Homes reserves the right to revise plans, specifications and prices without notice or obligation.