

# FIRSTYLE HOMES STANDARD INCLUSION LIST

as of 1st November 2010

## 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, Water Board and Building Authority fees.
- ~ Preparation of contracts to Lending Institution & Building Authority requirements.
- ~ Contour survey.
- ~ House peg out survey.
- ~ BASIX Certificate to State Government requirements.
- ~ 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.
- ~ Concealed plumbing stackwork to two storey homes (design specific).
- ~ 22.5 degree roof pitch.
- ~ Garage interior walls fully lined.

## EXTERNAL FEATURES

- ~ Selected range of bricks from Austral/Boral/PGH with flush finish mortar.
- ~ A wide selection of Boral concrete roof tiles in 'Macquarie', 'Slimline' or 'Windsor' profiles.
- ~ Quality aluminium powder coated sliding windows (choice of colours) with clear glass and Meranti solid timber reveals.
- ~ Balustrade to front facades from Decorative Builders Range.
- ~ Maintenance Free colourbond fascia/gutter/arge (range of colours).
- ~ Colourbond down pipes to suit external colours.
- ~ Colourbond BHP Steel Rollerdoors to garage.
- ~ External doors from 'Hume' Vaucluse range with clear glazed sidelight.
- ~ External FC sheeting feature, design specific. (Please ask Consultant for details)
- ~ Garden taps to front and rear.
- ~ Eaves to home.

## INTERNAL FEATURES

- ~ 2440mm high ceilings.
- ~ 90mm cove cornices.
- ~ Painted 67mm pine pencil round skirting & 47mm pine architraves.
- ~ Elegant style timber balustrades to 2 storey homes.
- ~ Redicoat internal flush doors to rooms & wardrobes.
- ~ Gainsborough 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 timberwork.
- ~ Door stops to all doors.

## KITCHEN

- ~ Contemporary design Melamine kitchen with Formica bench-top including overhead cupboards with impact resistant PVC edging and door handles from Decorative Builders Range.
- ~ 800mm wide Formica breakfast bar (design specific only)
- ~ Fully lined interior kitchen cupboards.
- ~ Large walk in pantry (where applicable).
- ~ Tiling to kitchen splash back (bench area).
- ~ 1 1/2 bowl stainless steel sink.
- ~ Westinghouse (600mm White) electric cooktop & under bench oven.
- ~ Westinghouse (600mm White) range hood.
- ~ Kitchen tapware from our Decorative Builders Range.

## LAUNDRY

- ~ 45L rinse bypass laundry stainless steel 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 1800mm to shower area with skirting to remaining walls in bathroom, powder & ensuite.
- ~ Clear laminated glass shower screens with, aluminium frame sliding or pivot door. (design specific)
- ~ Rectangular White Acrylic 1500mm bath or 1250mm corner bath to main bathroom (design specific)
- ~ 900mm moulded acrylic vanity with laminated cabinet to main bathroom.
- ~ 750mm / 900mm moulded acrylic vanity with laminated cabinet to ensuite. (design specific)
- ~ Vanity mirrors with colour co-ordinated frames.
- ~ 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.
- ~ Two smoke detectors complete with backup battery is installed in appropriate locations for your safety.
- ~ Safety glass fitted to all shower screens.
- ~ Light and power points as per electrical plan.
- ~ One TV point to living area.
- ~ One telephone point.
- ~ 250ltr Dux hot water system - electric.

The advertisement features the Firststyle Homes logo and 'Living Collection' text at the top. The central focus is a large graphic stating 'Over \$27,000\* Upgrades FREE' with a small asterisk and 'Conditions Apply' text. Below this, two yellow boxes compare the 'Living Collection' (22 Quality Features to Enhance the Style and Value of Your New Home) and the 'Style Collection' (11 Additional Luxury Upgraded Bonus Inclusions). The website address www.firststyle.com.au is displayed at the bottom.

[www.firststyle.com.au](http://www.firststyle.com.au)