



The home for you

**Standard Design Inclusions as at
01/05/2019**

General Construction Details

- ✓ Soil test, Wind rating certificate, contour survey report & set out by a licenced surveyor.
- ✓ Slab designed & engineered for 'M' site.
- ✓ Built to C2 wind rating.
- ✓ Drawing & engineering of plans.
- ✓ All building approval fees & insurances.
- ✓ All timber termite treated as per Australian Standards. HomeGuard termite treatment to all floor penetrations as per Australian Standards. Visual barrier to slab edge.
- ✓ Water connection to house, from source, up to 12 lineal meters of 25mm Blueline poly.
- ✓ Power connection to house, from source, up to 10 lineal meters Single Phase.
- ✓ Structural concrete to all, including patio & porch.
- ✓ 60mm foil banked blanket to under roof iron.
- ✓ Conduit only from pit to house for future telephone connection. No conduit if overhead power. No connection from house to pit provided by Capital Homes NQ.
- ✓ 12 months maintenance period from date of Practical Completion. 6 years structural guarantee.

Plumbing & Drainage

- ✓ Temperature limiting valve throughout house, (500 kpa pressure limiting valve, if required)
- ✓ Four brass yard taps with back flow prevention valves. One to each corner of the home.
- ✓ Sewer & stormwater to suit up to 1000m2 standard block. Discharge as per local council requirements.
- ✓ Site left with drainage fall from building and signed off by certifier.

Site Works

- ✓ Cut & fill up to 600mm across house site.
- ✓ No allowance for rock removal, tree removal & or service trenches over standard allowance.
- ✓ Excess soil left on site for client use.
- ✓ All construction rubbish removed.

External Finishes

- ✓ 200 series masonry block, 2600mm high walls, with 2 coat render finish.
- ✓ Colourbond Custom Orb Roof, 21 degrees, with 600mm flat soffits.
- ✓ Colourbond Squareline gutters & fascia, 90mm PVC downpipes.
- ✓ Colourbond Panelift Garage door approx. 2300mm high, with 2 hand remotes and 1 wall remote, from builder's standard colour range. Other colours available at additional cost
- ✓ Powder coated aluminium windows & sliding doors, grey glass with key locks. Obscure glass to bathroom, ensuite & toilets. From builder's standard colour range
- ✓ Entrance door from builder's selection. In gloss enamel (dark colours not recommended).
- ✓ Entrance door handle & internal garage door. Choice of Gainsborough Colton knob or Tristan lever handle, keyed alike
- ✓ Exterior paint, 3 coat colour
- ✓ Screens to all windows and external doors excluding garage hinged doors.

Internal Finishes

- ✓ 70mm LOSP treated pine studs. 90mm studs where required
- ✓ 10mm Gyprock walls & ceiling with 90mm cornice. Villaboard to bathroom & ensuite with 90mm cornice.
- ✓ Paint to walls, low sheen acrylic 3 coat colour, flat to ceiling 2 coats
- ✓ Doors from builder's range.
- ✓ 68mm Skirting & 42mm architraves
- ✓ Cushion catches to doors, bump stops in wet areas.
- ✓ Choice of Gainsborough Colton knob or Tristan lever handles, **privacy locks** to bedrooms, bathrooms & toilets.
- ✓ **Robe / Linen doors: Painted gyprock sliders** or as shown
- ✓ 1 wire shelf with hanging rail to robes, 4 wire shelves to linen and walk in pantry (where featured)
- ✓ Ceramic floor tile PC allowance \$ 25.00m², laid square.
- ✓ Ceramic wall tiles to wet areas. PC allowance \$25.00m², laid square. Up to 2000mm in showers, minimum of 200mm under mirrors, 600mm over bath, 600mm kitchen splashback, 600mm laundry splashback. Patterns, frieze, border, or feature tiles or sealing if required will incur addition costs
- ✓ Ceramic Floor tiles laid to cabinetry kickboards.

Kitchen & Appliances

- ✓ Westinghouse WVE613S electric 600mm under bench oven
- ✓ Westinghouse WHC642BA 600mm electric ceramic cooktop
- ✓ Westinghouse ERC613SB front recirculating 600mm slide away range hood
- ✓ Laminated board from builder's range to cabinetry
- ✓ **Overhead cupboards above all kitchen benches including over fridge provision**, excluding over island bench
- ✓ Rolled edge laminate bench tops
- ✓ Dishwasher provision with cold water point and power
- ✓ One bank of drawers with cutlery tray
- ✓ Raymor Essentials 1 & ³/₄ bowl with single drainer stainless steel sink with choice of Raymor Projix or Raymor Alpha sink mixer

Bathroom, Ensuite, WC & Laundry

- ✓ Raymor Classic VC suite 4-star dual flush china cistern with concealed pan in white with soft close seat
- ✓ Approx. 900mm frameless mirror finished to top of splashback tiles, approx. 200mm splashback.
- ✓ Raymor Decina - The Recline acrylic 1510mm white bath.
- ✓ Up to 2000mm high clear glass framed shower screen with framed pivot door if separate shower, or 600mm wide fixed glass fully framed shower screen to shower/bath with choice of colours for frame.
- ✓ **One Torrential shower rail to each shower.**
- ✓ Raymor Projix or Raymor Alpha mixer taps to basin, bath, showers and laundry unit, in chrome with AAA rated adjustable shower outlet and bath spout
- ✓ Raymor Projix toilet roll holder and double towel rail in chrome.
- ✓ 500mm deep **Laminate vanity unit with choice of colours** and finishes, same as kitchen, with Raymor Amethyst Slight into counter or Lawson drop in white basin.
- ✓ Everhard laundry unit, with wall mounted taps & swivel spout. Laminated cabinet with drop in tub, where shown. 600mm tiled splashback to width of cabinet.

Electrical

- ✓ Circuit breaker board with earth leakage
- ✓ **Two television** points with six lineal meters of coaxial cable with TV antenna
- ✓ One white Clipsal 2000 series (or equivalent) light point and double power point per room with 300mm round oyster LED. Two double power points to kitchen. One double power point with USB to island bench under over hang to opposite end of cutlery drawers (where applicable)
- ✓ External wall mounted bunker lights when no eaves or 300mm round oyster LED from builder's range when eaves
- ✓ Smoke detectors hard wired with battery backup to meet Building Code of Australia requirements
- ✓ **315lt electric** hot water unit. 250lt electric hot water to single bathroom home.
- ✓ 1200mm white metal 3 bladed ceiling fans to bedrooms, living areas and patio
- ✓ Wiring only in house to outside wall for connection by Tele-communication company with cable and wall plate for one phone point
- ✓ LED recessed down lights to soffits, where shown.

Driveway

- ✓ **70m² plain** concrete driveway and pathway allowance

Owners responsibility

- ✓ Water meter connection
- ✓ Power connection
- ✓ Telephone Connection

The logo for Capital Homes NQ features a stylized house shape composed of two overlapping triangles: a larger orange one on the left and a smaller yellow one on the right. Below this graphic, the words "CAPITAL" and "HOMES NQ" are written in a large, grey, sans-serif font, stacked vertically.

CAPITAL
HOMES NQ