

CONTRACT PRODUCTION	
PREPARATION	Soil Report, Plans, Contract, Computations & Building Permit
INSURANCES	Builders Warranty & Public Liability Insurance
COLOUR SELECTION	Consultation with professional Interior Designer
WIND CLASSIFICATION (N1)	Standard wind terrain category requirements (28m/s)

OUR COMMITMENT	
	Client meeting at site start and at all claim stages during construction if required
	Comply with Geelong Homes quality assurance standards with all homes
	Comply with Geelong Homes display homes quality commitment
	Deliver all contracts within specified times
	100% committed to client satisfaction under contract requirements

CONSTRUCTION ELEMENTS	
CEILINGS	2400 ceiling heights
CONCRETE PUMP	One concrete pump included for slab construction only
LAND FALL	Site scrape 300mm fall across building area
LAND CONDITIONS	Engineered waffle slab up to "M Class" soil classification
BAL	Constructed to BAL Low
ELECTRICAL	<p>Clipsal 2000 series switches &amp; power points, double power points to the home except to appliances where applicable.</p> <p>All fluorescent light globes with fixed white conicle shades</p> <p>One TV point &amp; coaxial cable per living area</p> <p>Clipsal smoke alarms</p>

EXTERNAL INCLUSIONS	
FACADE	Classic
BRICKWORK	Select from PGH or Austral Bricks Builders Range
MORTAR JOINTS	Natural colour rolled mortar joints
LIGHT WEIGHT CLADDING	Cladding where indicated refer to individual design plans for nominated profile
ROOF COVER	Colorbond metal roofing
ROOF PLUMBING	Colorbond metal gutter & fascia in a choice of colors
	Round 75mm painted PVC finish to downpipes
ENTRY FRAME	Meranti timber frame with painted finish
FRONT ENTRY DOOR	Entrance Door 920mm wide selection from builders range
GARAGE DOOR	B&D Firmadoor roller door (excludes remote)
DOORS	Timber door frame with weatherproof flush panel door
FRAMING	90mm timber wall frames throughout at 600mm centers
	Roof trusses as per Truss Manufacturers specifications

WINDOWS	
<i>Front Elevation:</i>	Aluminum 100 series awning windows with powder coated finish, single glazed
<i>Side &amp; Rear Elevations:</i>	Aluminum 100 series sliding windows with powder coated finish, single glazed
<i>Sliding Doors:</i>	Aluminum 100 series sliding with powder coated finish, single glazed
	Clear glazing to all windows and doors
	Flyscreens not included

**EXTERNAL INCLUSIONS cont.**

WINDOW CANOPIES	Where noted in selected Facades - refer to individual design plans
LINED VERANDA/ PORTICO/ OUTDOOR ROOMS	Cement sheet with PVC joiners with 19mm quad trims
IN-FILLS OVER WINDOWS & DOORS	Brickwork infills to front facade , fiber cement sheet to side & rear elevations including garage infill Refer facade plans

**PAINTWORK**

EXTERNAL	<p>Front &amp; Back Hinged Doors: Two coats Haymes Newlife enamel full gloss</p> <p>Painted Woodwork: Haymes Solarshield</p> <p>FC Boarding &amp; Panels: Two coats Haymes Solarshield</p>
INTERNAL	<p>Two coat paint system to all walls using x1 coat Haymes Newlife sealer and x1 top coat Interior Low Sheen Acrylic</p> <p>Two coat paint system to all internal woodwork using Haymes Newlife Full Gloss Enamel</p> <p>Hamlan ceiling white to ceiling, 1 colour to walls and 1 colour to woodwork</p>

**INTERNAL FEATURES**

MOULDINGS	<p>Skirtings: 67mm x 15mm bevelled edge PMDF</p> <p>Architraves: 67mm x 15mm bevelled edge PMDF</p>
CORNICES	<p>House: 75mm Scotia Cove cornice</p> <p>Garage: 75mm Scotia Cove cornice</p>
INTERNAL DOORS	<p>Flush Panel internal rooms</p> <p>Stegbar Vinyl sliding to all built in robe</p>

**HEATING**

DESIGNS less than 150m2	Rinnai Energy Saver Gas Wall Heater installed to living area
DESIGNS greater than 150m2	<p>Gas ducted heating installed to roof space with annual thermostat control, ducted to living area and bedrooms throughout (not including wet areas)</p> <p>The number of ducts and unit size are dependent on house design</p> <p>Flat roof designs come with split system/s. refer to individual floorplan.</p>

**ENERGY SAVING FEATURES**

CEILING/WALLS	Insulation including sarking to roof R.3.0 and walls R.1.5 to meet 6 star rating. Ratings subject to change on siting and energy report.
EXHAUST FANS	Clipsal Airflow with draft stopper above all showers where applicable
WRAP	Enviroseal wall wrap to brick veneer areas and Proctor wall wrap to lightweight areas
DOORS	Draft seals to external hinged doors including garage access door
HOT WATER SYSTEM	<p>Chromagen 170L Heat Pump with 20L Gas Boost - 1x Bathroom</p> <p>Chromagen 170L Heat Pump with 26L Gas Boost - Bathroom and Ensuite</p>
OUTDOOR TAPS	<p>Garden tap to front at water meter</p> <p>Garden tap to rear fixed in position</p>

**KITCHEN**

SINK	Radiant R150 1100mm sink - 1 Tap Hole
TAP	Stylus Venecia Kitchen Sink Mixer
MICROWAVE PROVISION	Provision within cabinetry under bench including single power point
DISHWASHER PROVISION	Provision within cabinetry of kitchen including power outlet, water supply & waste outlet

**APPLIANCES**

Westinghouse 600mm Electric Oven (WVE615S)  
 Westinghouse 600mm Gas Cooktop (WHG643SA)  
 Westinghouse 600mm Canopy Rangehood (WRC613SB)

**CABINETRY**

BENCH TOPS	32 mm Laminate 'D' profile with shadow-line detail selected from Formica range
CUPBOARD DOORS	Cupboard doors, drawers and kickrail selected from Formica Color panel range
HANDLES	Selected from builders range of handles
DRAWERS	Bank of 4 drawers, 450mm wide cutlery insert to top drawer
POT DRAWERS	Bank of 3 pot drawers included in all designs
PANTRY	800mm wide laminate pantry with 5 shelves to all homes, except where Walk in Pantry is nominated.

**STORAGE**

ROBE SHELVING	Stegabr melamine shelving & chrome hanging rail to where indicated on plan
STORAGE SHELVING	Solid site built-in linen and/or broom cupboard where indicated on plan
DOORS	Stegbar Vinyl sliding to all built in robes

**BATHROOM ENSUITE/ POWDER / LAUNDRY**

BASINS	Vitreous china basins: Stylus Venecia Drop-In Vanity Basin - 1 Tap Hole, White  Vitreous china basins: Stylus Venecia Semi Recessed Vanity Basin- 1 Tap Hole, White
BATH	Acrylic bath in white: Caroma Origin 1675mm Bath
SHOWER BASES	Showerline polymarble shower base
SHOWER SCREEN	Semi frameless shower screens with clear laminate glass
MIRRORS	Polished edge
TAPS	Stylus Venecia wall mixer with Dorf Stayfast - adjustable wall shower  Caroma Elegance II bath outlet 225mm with Stylus Venecia wall mixer  Stylus Venecia basin mixer  Stylus Venecia Laundry sink mixer  Quarter turn washing machine taps
TOWEL RAIL/S	600mm Caroma Cosmo Single Towel Rail (Bathroom & Ensuite)  Caroma Cosmo Towel Rail 200mm (Powder Room)
W.C SUITE	AAA rated dual flush suites in white: Stylus Prima II Close Coupled W/C Suite
W.C PAPER HOLDER	Caroma Cosmo Toilet Roll Holder
LAUNDRY TROUGH	Nu Gleam 45 Litre Tub and white polymer cabinet
BENCHTOPS	32 mm Laminate 'D' profile with shadow-line detail selected from Formica range

### DOORS/DOOR FURNITURE

EXTERNAL LOCKS	Gainsborough Governor Entrance knob lockset to front door, external garage door and internal garage door
INTERNAL DOORS	Flush panel smooth skin internal doors to all rooms, cupboards and robes
INTERNAL HANDLES	Gainsborough G4 series Lever passage sets to hinged doors Flush pulls to sliding doors from selected builders range.
DOOR STOPS	Rubber white door stops included to all doors

### TILING

WALL TILES	Select from extensive Builders range of quality ceramic wall tiles to areas as per standard working drawings.
FLOOR TILES	Select from extensive Builders range of quality ceramic floor tiles to nominated areas as per standard working drawings
SKIRTING TILES	100mm high tiled skirting to Bathroom, Ensuite, W/C and Laundry in selected floor tile.

### FLOOR COVERINGS

CARPET	Carpet selection from Builder's range. Refer to standard working drawings
GARAGE	Unsealed Concrete

### MISCELLANEOUS

MAINTENANCE	Three month maintenance service
STRUCTURAL	Foundation movement causing brickwork, frame, plaster & roof defects will be discussed in relation to landscape design and water control

### EXCLUSIONS

CONCRETE PAVING, FENCING, WINDOW FURNISHINGS, LANDSCAPING, LETTERBOX, CLOTHESLINE & TV ANTENNA  
Available on request

Geelong Homes

364 La Trobe Terrace (PO Box 1837) Geelong VIC 3220  
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ABN: 47 231 963 877

#### DISCLAIMER

*NOTE: Inclusions are a guide only and is subject to product availability and product change as per supplier's recommendations.  
Inclusions to be read in conjunction with standard working*

Consultant Name: .....  
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Consultant Signature: .....  
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Date: .....  
Client Name: .....  
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