

FRENCH PROVINCIAL *Inclusions*

EXTERNAL FINISHES

Class M waffle pod concrete slab for moderately reactive soils
Frames and trusses to Australian Standard AS1684
Hyne T2 Blue termite protected structural pine framing and roof trusses with 25 year guarantee
90mm x 35mm internal and external studs and 300mm high floor joists
25° roof pitch (may vary on facade detail and ground floor roof of double storey designs)
Powder coated aluminium sliding windows and door/s with keyed locks. Colour to be selected from Fowler Homes Builder's range
2400mm high powder coated aluminium sliding stacker doors (subject to design). Colour to be selected from Fowler Homes Builder's range
Translucent glazing to Bathroom, Ensuite, Powder Room and WC windows (subject to design and excluding front elevations)
Austral Bricks from Fowler Homes Category 1 and Category 2 range for brick veneer construction
Off white ironed mortar joints
Bristle Classic range concrete roof tiles
Sarking to underside of roof tiles
450mm wide eaves (subject to design)
Powder coated aluminium handrail with vertical balusters to double storey balconies (subject to design). Colour to be selected from Fowler Homes Builder's range
Colorbond fascia, gutters and 90mm round PVC painted downpipes. Colour to be selected from Fowler Homes Builder's range
Painted finish to all timberwork
James Hardie horizontal 325mm wide Stria cladding to all lightweight first floor areas (subject to design)

PATIO + OUTDOOR RETREAT

Plain concrete slab to Patio and Outdoor Retreat poured in conjunction with main house slab
Patio and Outdoor Retreat under main roof with set plasterboard raised ceiling, fibre cement lined timber beams and brick pier/s

GARAGE FINISHES

170mm step down from house to Garage
Brick veneer plasterboard lined walls to Garage internally (subject to design)
Internal access door from Garage to house with Gainsborough Smooth round double cylinder deadbolt (1951SMSC) in Satin Chrome
Slimline design wood grain finish sectional overhead Garage door/s. Colour to be selected from Fowler Homes Builder's range
Automatic Garage door opener to one Garage door with two remote handsets and one wall mounted button

INTERNAL FINISHES

2740mm high ceilings to ground floor and 2590mm high ceilings to first floor of double storey designs
2400mm high square set openings to ground floor and 2100mm high square set openings to first floor (subject to design)
R2.0 CSR Bradford insulation to external walls including dividing walls between Garage and living areas

R3.5 CSR Bradford insulation to ceilings of first floor and ground floor areas beyond the perimeter of the first floor (excluding Garage, Patio and Outdoor Retreat)
Corinthian SPLA6 67mm x 18mm half splayed finger jointed pine painted timber architraves and skirting
Victorian Ash stained timber stringers, treads and risers to staircase (double storey designs)
Victorian Ash stained timber handrail and newel posts with wrought iron vertical straight bar balusters to staircase and void (double storey designs)
Pine painted timber 90mm x 18mm chair rail to void expansion joint (double storey designs)
Plasterboard lined stud walls to underside of staircase (excludes lining to underside of treads)
Boral Sydney cornice throughout home (excludes Bathroom, Ensuite, Powder Room and WC)
Square set with Perfect Angles to wall and ceiling junctions to Bathroom, Ensuite, Powder Room and WC (selected designs)
10mm thick plasterboard lining to internal walls and ceilings of house
White melamine fixed shelf with 100mm fascia and chrome hanging rail to Bedroom wardrobes and Cloak Cupboard (selected designs)
Four white melamine fixed shelves with 100mm fascia to Linen, Pantry and Walk in Pantry
460mm wide bank of three drawers and three shelves with polished chrome handles to Bedroom wardrobes
Taubmans painted semi-gloss finish to all timberwork (colour to match walls)
Taubmans Endure three coat paint system to internal walls (single colour to all walls)

DOORS

Corinthian American White Oak AW05G 2340mm high x 820mm wide front entry hinged door with clear glazing and stained finish
Gainsborough 600mm Oblong back to back pull handle (9266PH600SS) in Satin Stainless with Gainsborough Smooth Round double cylinder deadbolt (1951SMSC) in Satin Chrome and Gainsborough heavy duty roller (6231SC) in Satin Chrome to front entry door
2340mm high powder coated aluminium external hinged door with clear glazing or aluminium sliding door to Laundry (selected designs)
Corinthian 2340mm high Balmoral PBAL2 internal hinged doors with paint finish to ground floor and 2040mm high Balmoral PBAL2 internal hinged doors with paint finish to first floor of double storey designs
Corinthian Flush Panel or Balmoral PBAL2 internal hinged door with paint finish to under stair storage (selected double storey designs and subject to staircase design)
75mm wall stops with rubber buffer in Satin Stainless finish to all internal access doors

Gainsborough Florence round internal passage set door handles (105FLOSC) in Satin Chrome finish
Gainsborough Florence round internal privacy set door handles (115FLOSC) in Satin Chrome finish to Bathroom, Ensuite, Powder Room, WC and Master Bedroom

KITCHEN + APPLIANCES

40mm Silestone Kitchen benchtop with sandwich edge. Colour to be selected from Fowler Homes Builder's range
Polyurethane underbench Kitchen cupboards. Colour to be selected from Fowler Homes Builder's range
Polyurethane decorative pillar and flutes to ends of upright cooker joinery
Polyurethane decorative end panels, flutes, skirting and exposed kickboard to island bench
Polyurethane overhead Kitchen cupboards 950mm high with matching polyurethane loose bottoms, glass inserts and glass shelves. Colour to be selected from Fowler Homes Builder's range
Polyurethane rangehood mantle and corbels. Colour to be selected from Fowler Homes Builder's range
Polyurethane overhead Kitchen cupboards over fridge space. Colour to be selected from Fowler Homes Builder's range
Tesrol 600 Series Profiled Kitchen doors. Colour to be selected from Fowler Homes Builder's range
One bank of four drawers up to 450mm wide and four pot drawers to Kitchen cupboards

INCLUSIONS LIST

Designer door handles to underbench Kitchen cupboards. To be selected from Fowler Homes Builder's range

Door overhang to overhead Kitchen cupboards

White cutlery tray to one drawer

Plasterboard bulkhead above Kitchen overhead cupboards with cornice over

Pot draw below microwave

Splashback Kitchen window (subject to design)

Clear colourback glass splashback to Kitchen including two power point cut outs. Colour to be selected from Fowler Homes Builder's range

Alder Renascence Heritage sink mixer (59302) to Kitchen sink

Clark Polar double bowl overmount Kitchen sink (PPL20B.1)

Smeg 900mm freestanding cooker with electric oven and gas cooktop (CS90GMXA) (subject to gas being available, additional charges may apply for an electric cooktop)

Smeg 900mm undermount rangehood (PUM901X) ducted externally

Smeg 600mm dishwasher (DWAU6214X2)

Smeg built-in microwave oven (FMIA320X)

Pull out bin system with 2 x 26L bins and inner drawer

BATHROOM, ENSUITE + LAUNDRY

Frameless shower screens to Bathroom and Ensuite

Clark Round 1600 freestanding bath tub with chrome waste (CL50006.WFSN)

Chrome floor wastes throughout

Clark Round back to wall toilet suites with soft close seat (CL30010.W4S)

40mm Silestone benchtop to vanities with sandwich edge. Colour to be selected from Fowler Homes Builder's range

Polyurethane wall hung vanities with Tesrol 600 Series Profiled Kitchen doors and aprons to Bathroom, Ensuite and Powder Room (subject to design). Colour to be selected from Fowler Homes Builder's range

Two drawers to vanities 1200mm wide and over

Designer door handles to vanities. To be selected from Fowler Homes Builder's range

Caroma Quinn 570 under counter basin (EU8091A05W) with chrome pop-up waste to vanities (subject to design)

6mm polished Bevelled edge mirrors 1000mm high by width of vanity to Bathroom, Ensuite and Powder Room (subject to design)

Alder Renascence Gooseneck basin mixer (5900) to vanity basins

Alder Renascence Heritage bath mixer set (59204) to bath

Alder Renascence Heritage shower mixer set (59404) to shower

Alder Star 900mm double towel rail (86996) to Bathroom and Ensuite

Alder Star toilet roll holders (86993)

Alder Star towel rings (86994)

Clark Utility 42L freestanding Laundry tub and white metal cabinet (F6001)

Alder Renascence sink mixer (59300) and Alder mini washing machine tap set (1320) to Laundry tub

TILING

Floor tiling to Bathroom, Ensuite, Laundry, Powder Room and WC (subject to design)

Full height tiling to Bathroom and Ensuite

2000mm high tiling to shower cubicles and 1200mm high tiling to all remaining walls to Powder Room and WC (subject to design)

One row of tiles above vanity to underside of mirror

Skirting tiles to Laundry

Tiled splashback to Laundry tub

All tiles to be ceramic and laid in square pattern from Fowler Homes Builder's range

ELECTRICAL

Clipsal Iconic Series switches and power points

Two double power points to Master bedroom

Two double power points to Kitchen

One double power point per room

One light switch and light bayonet point per room

Three TV points

Three data points

External light point to Patio, Outdoor Retreat, Laundry and sliding doors

Light point to under stairs storage to double storey homes (selected double storey designs)

Externally ducted exhaust fan to Bathroom, Ensuite, Powder Room and WC (subject to design)

Dishwasher power point

Microwave power point

Fridge power point

Recessed electrical meter box

PLUMBING

Rheem Metro Max 26 litre continuous flow hot water system (875E26) with recess box (subject to gas being available, additional charges may apply for an electric hot water system)

Concealed washing machine taps

Garden taps to front and rear of home:

- One fresh water tap and two rainwater tank taps to rainwater tank areas
- Or
- Two fresh water taps and one recycled water tap to recycled water areas

Cold water outlet to dishwasher provision

Gas package including gas provision to Kitchen cook top, continuous flow hot water unit and one internal gas bayonet point (subject to natural gas being available)

Concealed internal stack points to double storey homes

SERVICES INCLUDED

Six year structural guarantee as per Industry Standard

270 calendar day tender

All necessary building insurances

Home Owners Warranty insurance

Architectural plans

Council submission or Complying Development (CDC) standard fees and approvals (excludes contributions and bonds)

Engineers structural slab design, steel beam designs, inspections and certificates

Check survey confirming formwork levels are correct prior to concrete being poured

Interim Occupation Certificate (owner's responsibility to obtain Final Occupation Certificate once all ancillary works are completed. This may include landscaping, floor coverings, driveway etc)

Perimeter Reticulation termite system (subject to siting)

Waterproofing to all wet areas to comply with Australian Standard AS3740

13 week maintenance period from completion of house

PROFESSIONAL SERVICES PROVIDED AT NO EXTRA COST

Expert Presentations by a qualified Consultant including:

- Tender presentation
- Preliminary Architectural plans walk through
- HIA building agreement Proposal

Selection appointments with experienced Selections Consultants

Consultations direct with Fowler Homes partner suppliers including:

- Kitchen
- Electrical
- Home technology
- Tiling
- Air-conditioning
- Floor coverings