

HAMPTONS

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 SPLA7 92mm x 18mm half splayed finger jointed pine painted timber architraves and skirting

Hamptons style staircase

- Pine painted stringers
- Victorian Ash Stained treads
- Painted MDF risers
- Painted pine box newel post
- Painted pine post cap
- Painted pine straight vertical balustrades
- Victorian Ash 65mm x 42mm handrail
- Victorian Ash base plate

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 Manly 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 Trilock Contemporary Angular double cylinder entrance set (8901ANGSC) in Satin Chrome finish 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 Moda PMOD1 honeycomb internal hinged doors with paint finish to ground floor and 2040mm high Moda PMOD1 honeycomb internal hinged doors with paint finish to first floor of double storey designs

Corinthian Flush Panel or Moda PMOD1 honeycomb 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 Angular round internal passage set door handles (1905ANGSC) in Satin Chrome finish

Gainsborough Angular round internal privacy set door handles (1915ANGSC) 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 end panels and exposed kickboard to island bench

Polyurethane overhead Kitchen cupboards 720mm high with matching polyurethane loose bottoms. 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 500 Series Shaker 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

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

INCLUSIONS LIST

Plasterboard bulkhead above Kitchen overhead cupboards with cornice over

Pot draw below microwave

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

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 Sachi sink mixer (39490) 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)

BATHROOM, ENSUITE + LAUNDRY

Frameless shower screens to Bathroom and Ensuite

Caroma Blanc 1700 freestanding bath tub with chrome waste (BL7W)

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 500 Series Shaker Kitchen doors 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 Tribute Artisan 510mm oval above counter basin (874700W) with chrome pop-up waste to vanities (subject to design)

600mm round 6mm polished edge mirror to Bathroom, Ensuite and Powder Room vanities (subject to design)

Alder Wish tower basin mixer (41091) to vanity basins

Alder Wish wall mixer (41390) and Alder Aquazzone gooseneck floor mount filler (98820) to bath

Alder Wish wall mixer (41390) and Alder Lynx Eco Dual round rail round rain shower HS375 (98836) to shower

Alder Sachi 800mm double towel rail (31203) to Bathroom and Ensuite

Alder Sachi toilet roll holders (31204L)

Alder Sachi towel rings (31205)

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

Alder Sachi sink mixer (39490) 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