

Standard inclusions

PRELIMINARIES

- Site survey
- Engineering
- Construction plans
- Energy efficiency report
- All insurance certificates
- Water tapping
- Sewer connection
- Storm-water
- Gas connection
- Telephone wiring
- BAL level
- 3 hour colour consultation
(service connections to 10m)

Kitchen Features

Benchtop:	33mm square laminate (Builders range)
Cupboards/drawers:	Laminate cabinets & drawers (Builders range)
Sink:	S/S Base MK2 double bowl sink
Tapware:	Mizu Drift sink mixer

The Glade/The Terrace Appliances

Oven:	Westinghouse Electric 600mm
Gas Hotplates:	Westinghouse 600mm
Rangehood:	Westinghouse 600mm
Dishwasher:	Westinghouse 600mm

The Mews/The Connection/The Edge/The Plantation/ The Brae/The Cove Appliances

Freestanding Oven:	Westinghouse Electric 900mm
Gas Hotplates:	Westinghouse 900mm
Rangehood:	Westinghouse 900mm
Dishwasher:	Westinghouse 600mm

Bathroom & Laundry Features

Vanity Benchtop:	33mm square laminate (Builders range)
Vanity Cabinets:	laminate cupboards and drawers (Builders range)
Vanity Basins:	Vitreous China Base (inset)
Mirror:	Polished edge to full width of vanity
Bath:	Posh Solus Mk2 1675mm
Shower Screens:	Clear glass with pivot door
Accessories:	Solus chrome double towel rail and toilet roll holder
Toilets:	Posh Dominique CC suite with soft close seat
Floor Tiles:	450x450mm (Builders range)
Showers Wall Tiles:	450x450mm (Builders range)
Vanity Wall Tiles:	450x450mm (Builders range)
Bath Tiles:	450x450mm (Builders range)
Vanity Tapware:	Roca L20 chrome basin mixer
Shower Tapware:	Roca L20 chrome shower mixer
Bath Tapware:	GenX 200L bath outlet
Laundry Trough:	Base S/S trough
Laundry Tapware:	Base chrome sink mixer
WM Tapware:	Arco mini stops (concealed)

External Features

Earthworks:	Maximum of 300mm fall over building site
Slab:	Foundation Class "M" waffle pod
Frame/Structure:	Timber Framesure Blue
Hot Water System:	Therman 26L instantaneous hot water
Termite Protection:	Framesure Blue (25 year warranty)
Roof:	Colorbond iron (standard colours)
Fascia/Gutter:	Colorbond iron (standard colours)
Downpipes:	80mm PVC (painted finish)
Bricks:	Clay Bricks from 'Builders Range 1'

Standard inclusions

Featured Fittings

Window/Sliding Door Finishes

Obscure Glazing:	Bathroom/ensuite
Low-E Glazing:	Habitable rooms
Double Glazing:	Meals/family/living areas
Windows:	Aluminium framed (BAL 12.5)
Flyscreens:	to openable windows/ sliding glass doors

Entry Door:	Corinthian PMAD101 (The Connection : 1200x2340 Hume X545)
-------------	---

Laundry Door:	Flush Solidcore door
Internal Doors:	Flush panel
Internal Sliding Doors:	Robe/linen sliders with plaster infills

Door Furniture

Front Door:	Lockwood Nexion
Internal Door:	Lockwood Elements range
Cavity Sliding Door:	Lockwood Square flush pulls
Cornice:	75mm Cove
Architraves & Skirting:	67/92mm Splayed

Heating and Cooling

Gas Ducted Heating:	Breamar TH-4-20 to all habitable rooms (7 outlets)
Evaporative Cooling:	Breamar BM750 to all habitable rooms (7 outlets)
Painting:	3 coats to walls internal and external
Floor coverings:	Timber look vinyl planking
Alfresco (if applicable):	As per plans

Additional Features

Garage Door:	Panel lift door (standard Colorbond colours)
Garage Access Door:	Flush Solidcore door
Garage to Rear:	Manual roller door (if applicable)

The Glade/The Terrace Ceiling Height

Internal Height:	8ft (2.4m)
------------------	------------

The Mews/The Connection/The Edge/The Plantation/ The Brae/The Cove Ceiling Height

Internal Height:	8ft6' (2.55m)
------------------	---------------

Electrical:	Single phase connection, generous allocation of GPO's and batten lights, 2 TV points and 1 phone point.
-------------	--

LED Downlights:	Allocation in entry, kitchen, family, meals and alfresco (if applicable).
-----------------	---

Small enough to listen, big enough to deliver

At Todd Newman Builders we are committed to, and base our reputation on, the provision of an exceptional level of service, a pride in the finished product and more importantly, the quality of the professional and personal relationships established with our clients.

Our business foundation is beautiful homes, happy clients and a mutual respect of the relationship between builder, client and trades.