

# New Living New South Wales

## SIMONDS STANDARD INCLUSIONS VPB 38



### KITCHEN

- Technika 900mm stainless steel dual fuel freestanding upright cooker.
- Technika 900mm stainless steel externally ducted canopy rangehood.
- Clark 1¾ bowl stainless steel sink. Includes two basket wastes.
- Laminex 33mm post formed or square edge laminate benchtop.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Overhead cupboards and bulkhead to canopy rangehood wall. Refer to standard plans for dimensions.
- Ceramic tiles to splashback.
- Alder solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.
- Microwave space with single power point.

### BATHROOM & ENSUITE

- Clark semi-inset seamless vitreous china hand basin.
- Stylus dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- Laminex 33mm laminate benchtop to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina acrylic bath set in a tiled podium.
- Semi framed clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Alder single lever tapware, hand held shower rose and wall bath outlet.
- Single towel rail, soap holder and toilet roll holder in chrome finish.
- Obscure glass and privacy locks to bathroom, ensuite, powder room and WC.
- Externally ducted exhaust fans including self sealing air flow draft stoppers.
- Floor waste to wet areas.

### LAUNDRY

- Everhard 45L stainless steel laundry tub in metal cabinet with Alder laundry set tapware.
- Ceramic wall tiles above laundry tub, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry tub cabinet.
- Externally ducted exhaust fans including self sealing air flow draft stoppers.
- Floor waste to wet area.

### WINDOWS & EXTERNAL DOORS

- Hume entry door in paint-grade finish, with translucent glazing (includes sidelights where applicable).
- Dowell sliding aluminium windows including keyed window locks.
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door.

### GARAGE

- B&D Panelift Colorbond motorised sectional door, including 2 remote control units.

### INSULATION

- Bradford R4.1 Glasswool batts to ceiling of roof space (excludes garage ceiling space).
- Bradford R2.0 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

### CEILINGS

- 2440mm nominal internal ceiling height, measured overall to frame plates.

### STAIRS (Double Storey Homes)

- MDF treads and MDF risers.
- Balusters from the standard builders range. Baluster placement is specific to each home design.

### HOT WATER SERVICE

- Rheem 26L/min continuous flow gas hot water service. Placement of unit is at builders discretion.

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### ROOFING

- Monier concrete colour applied roof tile from builders range including medium duty sarking.
- Colorbond fascia and slotted quad gutter.

### FIXING

- Gainsborough lever passage or privacy sets and pull handles.
- 67x12mm MDF skirtings and 42x12mm MDF architraves to dwelling.
- Hume flush panel internal doors with door stops and chrome hinges.
- Single melamine shelf and hanging rail to robes.

### PAINT & PLASTER

- Haymes 2 Coat Application low sheen acrylic in one standard colour to all internal walls.
- Haymes flat acrylic to ceilings. White ceilings are available as a no cost option.
- 90mm cove plaster cornice.

### FOOTINGS

- Class 'M' concrete slab with integrated Porch and Alfresco including maximum 50 lm perimeter piers.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite (reticulated system).

### HEATING & COOLING

- 1x internal gas bayonet point for future heating unit.

### ELECTRICAL

- Clipsal Iconic double power points & light switches (white), with batten light points as per standard electric layout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- 2x TV points and 2x telephone points.
- 1x external light point. Positioned outside laundry where design allows.

### BUILDING ALLOTMENT

- Based on a building allotment of up to 650m2 and a maximum building setback of 4.5m (subject to Planning Authority). Additional charges will apply for blocks greater than 650m2, and those requiring more than 300mm equal cut and fill.

### SERVICES - CONNECTIONS

- Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your Sales Consultant if connection to natural gas is unavailable.
- 2x external taps.

### FACADE

- 450mm eaves to entire dwelling.
- Single Storey: Select one from Berkley, Kew or Portland façade.
- Double Storey: Select one from Malvern or Novelle façade.

### STRUCTURAL

- 90mm treated structural pine wall framing and pine truss roof.
- Lifetime structural guarantee. Please refer to our website for Terms and Conditions.

### NOTES

- Display items such as furniture, light fittings, security system, fireplaces, air conditioning, carpets and floor tiling (to areas other than wet areas) ; landscaping, fencing, driveway and paving are not included. Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers or due to the product being unavailable or no longer being compliant.

To be read in conjunction with standard house design plans.

### CLIENT(S) TO SIGN BELOW

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