

STANDARD INCLUSIONS

KITCHEN

- Bellissimo 600mm stainless steel electric underbench oven and gas cooktop.
- Technika 600mm stainless steel canopy rangehood. Externally ducted on double storey homes.
- Clark 1¼ 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.
- Ceramic tiles to splashback.
- Alder solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.

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.
- Exhaust fans including self sealing air flow draft stoppers.

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.

WINDOWS & EXTERNAL DOORS

- CorinthianSolidcarve PSC4 entry door in paint-grade finish (includes sidelights where applicable).
- Dowell sliding aluminium windows including keyed window locks. Brick infill above windows and sliding doors (excluding garage & facade).
- 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 steel sectional lift up door.

INSULATION

- Bradford R2.5 Glasswool batts to ceiling of roof space (excludes garage ceiling space).
- Reflective foil to external walls & wall between garage and house (excludes garage).

CEILINGS

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

STAIRS (Double Storey Homes)

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

HOT WATER SERVICE

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

ROOFING

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

FIXING

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

PAINT & PLASTER

- Haymes 3 Coat Application low sheen acrylic in one standard colour to all internal walls (excludes garage).
- Haymes flat acrylic to ceilings. White ceilings are available as a no cost option.
- 90mm cove plaster cornice.

FOOTINGS

- Concrete waffle slab, engineer designed 'M' class, maximum 300mm fall and no existing fill. Slab costs will be adjusted if founding conditions differ.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment.

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 1x telephone point.
- 1x external light point. Positioned outside laundry where design allows.
- Ceiling fans to bedrooms and alfresco.

SERVICES - CONNECTIONS

- Connection of services - water, gas (where available), electricity, sewer, telephone conduit & stormwater is included. Additional charges may apply for blocks greater than 500m², with more than 300mm of fall or more than 6m setback to dwelling. Does not include electricity and telephone consumer account opening fees. Please discuss with your Sales Consultant if connection to natural gas is unavailable.
- 2x external taps.

FACADE

- 450mm eaves to dwelling (excludes garage).
- Single Storey: Select one from Resolve or Revelation facade.
- Double Storey: Select one from Arise or Premier facade.

STRUCTURAL

- 90mm 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.
- This specification is specific to the Quest 182/Progress 238 and is not available with any other offer or promotion.

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