

# Xpress Range Victoria

STANDARD INCLUSIONS VPB 41

## KITCHEN

- Bellissimo 600mm stainless steel electric underbench oven and gas cooktop.
- Technika 600mm stainless steel 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.
- 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

- Feature entry door in paint-grade finish, with clear glazing (includes sidelights where applicable).
- Dowell sliding aluminium windows including keyed window locks. Single storey designs only have FC sheet above windows and sliding doors (excluding entry door).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door.
- Flyscreens to all openable windows and external sliding doors. (Excludes Melbourne Metro).

## GARAGE

- B&D Panelift Colorbond steel sectional lift up door.

## INSULATION

- Bradford R3.5 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 160 litre solar water heater with continuous flow booster. Please note: Solar collector panel and storage tank positioned at the Builders discretion.

## ROOFING

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

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## FIXING

- Gainsborough lever passage sets and pull handles.
- 67x12mm MDF skirtings and 42x12mm MDF architraves to dwelling.
- 67mm pine skirting and 67mm pine architraves to garage.
- 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.
- 75mm 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.

## HEATING & COOLING

- Bonaire 3-star gas ducted heating unit in roof space.

## 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.

## BUILDING ALLOTMENT

- Based on a building allotment of up to 650m<sup>2</sup> (Small Lot Range 300m<sup>2</sup>) and a maximum building setback of 5m (Small Lot Range 4.5m), subject to Planning Authority. Additional charges will apply for blocks greater than stated above.

## 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 façade. See standard plans for additional eaves to return.
- Single Storey: Select one from Amber or Autumn façade.  
Double Storey: Coraline façade included as standard.
- Small Lot: Maize façade included as standard.

## 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.

## CLIENT(S) TO SIGN BELOW

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