

BLUEGEM

H O M E S

homes for life



Complete Package Inclusions

EXTERIOR

FOUNDATION	Piering up to 1.5m Glass M/H waffle slab
TIMBER FRAMES AND TRUSSES	MGP10 termite treated 90 x 35mm timber frames
WALLS	Austral/PGH face bricks R-2.0 insulation to external walls
PAINT	Dulux Weathershield paint to exterior
ROOFING	Selective concrete roof tiles Heavy duty sarking to underside of roof tiles R-3.5 insulation to ceiling
FASCIA, GUTTERS AND DOWNPIPES	Colourbond fascia, gutters and round painted P.V.C downpipes Taubmans paint to downpipes
ALUMINIUM SLIDING DOORS AND WINDOWS	Powder coated aluminum frames and glass panels Security lock sets to all operable sliding doors and windows Fly screens to all windows
DOORS	2340mm High solid timber entry door Gainstborough Trilock Omni (single cylinder) handle & lock
GARAGE DOOR	Gliderol panel glide colorbond sectional garage door
DRIVEWAY	Plain concrete finish to driveway
OUTDOOR FLOOR FINISHES	300 x 600mm porcelain tiles to porch Plain concrete finish to alfresco area
BALCONY	Epoxy seal waterproof system 300 x 600mm porcelain tiles to floor area Powder coated metal balustrade
3000L COLOUR MATCH RAIN WATER TANK	
RINNAI 26L/MIN EXTERNAL GAS HOT WATER UNIT	

INTERIOR

CEILING	2.6m ceiling height (subject to council approval) 90mm Cove cornice
INTERNAL DOORS	Corinthian Doors' Deco/Motive/Impressions range in 2040 x 720/820mm sizes Lemaar passage/privacy set handles to internal doors Steel hinges and door stoppers to all swing doors
PAINT	Taubmans paint to interior
STAIRCASE	Maple solid timber stair case stained finish Timber balustrade with metal bar insert
POWER AND LIGHTS SYSTEM	Standard oyster light throughout the house Up and down external wall lights to front façade External sensor light to top of garage door Martec Contour 4 heater, light and exhaust fan unit to all bathrooms Single and double power points provided throughout the house Weatherproof power points to HWU & RWT Digital antenna and cables with TV output points Telephone cable with output point and data points Data hub
INDOOR FLOOR FINISHES	600 x 600mm porcelain tiles to living, family/dining and kitchen areas Carpet/Laminate flooring to first floor (excluding wet area) Plain concrete finish to garage floor 67 x 18mm pine skirting and architraves

LAUNDRY

Epoxy seal waterproof system to floors and walls as necessary
300 x 300mm porcelain tiles to floor area
300 x 600mm ceramic tiles to laundry splashback
Everhard standard 40L laundry tub
Phoenix Vivid Gooseneck laundry mixer

BATHROOM

Epoxy seal waterproof system to floors and walls
300 x 300mm porcelain tiles to floor area
300 x 600mm ceramic tiles up to 1.2m to walls
Floor standing basin and vanity
Stylus Dorado BTW toilet suite
Freestanding bathtub
Semi-frameless glass shower screen
Phoenix bathroom accessories

KITCHEN

Laminated kitchen cabinet doors (floor & wall)
20mm stone bench top
1180mm Double bowl sink
Gooseneck sink mixer
Tile splashback
900mm Stainless steel 5 burner gas cooktop
900mm Stainless steel canopy rangehood
600mm Electric stainless steel built-in oven

UTILITY JOINERY

4 levels of shelving to kitchen pantry
Walk in robe (WIR) to master bed
Built-in robes with hanging space, one row of shelves and drawers in MDF white door/mirror door with silver aluminum frames

SAFETY FEATURES

Security lock sets to all operable sliding doors and windows
Full scaffold work to WorkCover requirements
Smoke detectors
Electrical safety switch provided
Child safety locks to all first floor windows

ADDITIONAL SERVICES

Free site inspection from qualified consultant
Council application fees
Construction and warranty insurance premiums
Standard Sydney Water Board fees
Standard surveyor and engineer inspection fees
6 months maintenance services after completion
3 years warranty for PC items (condition applies)

Note: Decor items, brick upgrades, upgraded facades, roof upgrades, alarm, dishwasher, air conditioner, spa, light fittings, fireplace, bi-fold doors, feature walls, window coverings, landscaping, external paving, irrigation, decking, retaining walls, pergolas, clothes line, are not included. Unless noted, no concrete slab or pad will be provided to any external areas. All drawings are for illustrative purposes and should be used as a guide only, it is the client's responsibility to confirm working drawings. Bluegem Homes reserves the right to revise plans, specifications, prices and use alternative suppliers without notice or obligation. Effective November 2017