BLUEGEN H O M E S

homes for life



Complete Package Inclusions

homes for life



EXTERIOR		LAUNDRY
FOUNDATION	Piering up to 1.5m	Epoxy seal waterproof system to floors and walls as necessary
	Class M/H waffle slab	300 x 300mm porcelain tiles to floor area
TIMBER FRAMES	MGP10 termite treated 70 X 35mm timber frames	300 x 600mm ceramic tiles to laundry splashback
WALLS	MGF 10 terrille freated 70 × 35mm timber frames	Everhard standard 40L laundry tub
	Austral/PGH face bricks	Phoenix Vivid Gooseneck laundry mixer
	R-1.5 insulation to external wall	D. MILLIO O.W.
PAINT	Dulux Weathershield paint to exterior	BATHROOM
ROOFING	Selective concrete roof tiles	Epoxy seal waterproof system to floors and walls
	Heavy duty sarking to underside of roof tiles	300 x 300mm porcelain tiles to floor area
	R-3.5 insulation to ceiling	Ceramic tiles up to 1.2m to walls
FASCIA, GUTTERS AND DOWNPIPES	Colourbond fascia, gutters and round painted P.V.C	Floor standing basin and vanity
	downpipes	Stylus Dorado BTW toilet suite
	Taubmans paint to downpipes	Freestanding bathtub
ALUMINIUM SLIDING DOORS AND WINDOWS		Semi-frameless glass shower screen
	Security lock sets to all operable sliding doors and windows	Phoenix bathroom accessories
	Fly screens to all windows	KITCHEN
DOORS	2340mm High solid timber entry door	
	Gainsborough Trilock Omni (single cylinder) handle	Laminated kitchen cabinet doors (floor & wall)
	& lock	20mm stone bench top
GARAGE DOOR	Gliderol panel glide colorbond sectional garage door	1180mm Double bowl sink
DRIVEWAY	Plain concrete finish to driveway	Gooseneck sink mixer
OUTDOOR FLOOR	300 x 600mm porcelain tiles to porch	Tile splashback
FINISHES	Plain concrete finish to alfresco area	900mm Stainless steel 5 burner gas cooktop
BALCONY	Epoxy seal waterproof system	900mm Stainless steel canopy rangehood
	1 - 3	600mm Electric stainless steel built-in oven
	300 x 600mm porcelain tiles to floor area	
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3000L COLOUR MATC	Powder coated metal balustrade	UTILITY JOINERY
	Powder coated metal balustrade	4 levels of shelving to kitchen pantry
RINNAI 26L/MIN EXTE	Powder coated metal balustrade H RAIN WATER TANK	4 levels of shelving to kitchen pantry Walk in robe (WIR) to master bed
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RINNAI 26L/MIN EXTE	Powder coated metal balustrade H RAIN WATER TANK	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
RINNAI 26L/MIN EXTE INTERIOR	Powder coated metal balustrade H RAIN WATER TANK RNAL GAS HOT WATER UNIT	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
RINNAI 26L/MIN EXTE INTERIOR	Powder coated metal balustrade H RAIN WATER TANK RNAL GAS HOT WATER UNIT 2.6m ceiling height (subject to council approval) 90mm Cove cornice Corinthian Doors' Deco/Motive/Impressions range in	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
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RINNAI 26L/MIN EXTE INTERIOR CEILING INTERNAL DOORS PAINT	Powder coated metal balustrade H RAIN WATER TANK RNAL GAS HOT WATER UNIT 2.6m ceiling height (subject to council approval) 90mm Cove cornice 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 Taubmans paint to interior	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
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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