

# BLUEGEM H O M E S

*homes for life*



*Complete Package Inclusions*

## EXTERIOR

<b>FOUNDATION</b>	Piering up to 1.5m Class M/H waffle slab
<b>TIMBER FRAMES AND TRUSSES</b>	MGP10 termite treated 70 X 35mm timber frames
<b>WALLS</b>	Austral/PGH face bricks R-1.5 insulation to external wall
<b>PAINT</b>	Weathershield paint to exterior
<b>ROOFING</b>	Selective concrete roof tiles Heavy duty sarking to underside of roof tiles R-3.5 insulation to ceiling
<b>FASCIA, GUTTERS AND DOWNPIPES</b>	Colourbond fascia, gutters and round painted P.V.C downpipes Taubmans paint to downpipes
<b>ALUMINIUM SLIDING DOORS AND WINDOWS</b>	Powder coated aluminum frames and glass panels Security lock sets to all operable sliding doors and windows Fly screens to all windows
<b>DOORS</b>	2340mm High solid timber entry door Gainsborough Trilock Omni (single cylinder) handle & lock
<b>GARAGE DOOR</b>	Gliderol panel glide colorbond sectional garage door
<b>DRIVEWAY</b>	Plain concrete finish to driveway
<b>OUTDOOR FLOOR FINISHES</b>	300 x 600mm porcelain tiles to porch Plain concrete finish to alfresco area
<b>BALCONY</b>	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

<b>CEILING</b>	2.6m ceiling height (subject to council approval) 90mm Cove cornice
<b>INTERNAL DOORS</b>	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
<b>PAINT</b>	Taubmans paint to interior
<b>STAIRCASE</b>	Laminated timber staircase Timber balustrade with metal bar insert
<b>POWER AND LIGHTS SYSTEM</b>	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
<b>INDOOR FLOOR FINISHES</b>	Porcelain tiles to living, family/dining and kitchen areas Carpet/Laminated timber flooring to first floor (excluding wet area) Plain concrete finish to garage floor 67 x 18mm pine skirting and architraves

## DUCTED AIR CONDITIONING SYSTEM

## 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  
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

Polyurethane Kitchen Cabinet with soft close (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  
3 months maintenance services after completion  
Up to 3 years warranty for PC items from supplier (condition applies)