

PREMIUM INCLUSIONS

SPECIFICATIONS & INCLUSIONS

Construction Detail

Slab designed & engineered:	S Class Site
Cyclone Category:	C1 Wind
Engineers Soil Test:	Included
Plans & Specifications:	Included
Council Application Fees:	Included
Builders Insurance Fess:	Included
Water to House:	Included (Maximum of 10 meters)
Power to House:	Included (Maximum of 10 meters Single Phase)
Dispensation for Setbacks:	By Owner

Termite Protection

All timbers treated as per the Australian standard and slab penetration collared.

Note: All timbers termite treated i.e. Roof trusses, wall framing, internal door jambs and architraves

Plumbing & Drainage

Temperature limiting valve throughout home (if required a 500 kpa pressure limiting valve installed).

Two yard taps with back flow prevention valves.

Sewer and Storm water to suit standard 800m2 block.

Hot Water System

340lt CMD Solar Hot Water System (or equivalent).

Stormwater

To Council requirements and a max. length 60 lineal meters.

Sewerage

To Council requirements and a max. length of 30 lineal meters.

Foundations & Floors

Main floor type:	Concrete
Carport floor type:	Concrete
Patio & Porch floor type:	Structural Concrete
Earthworks:	Cut & fill max. 600mm

External Walls

Wall type:	200mm Block
Wall finish:	Granite 2 Coat Texture Finish as STANDARD

Internal Walls

Wall frame:	75mm Timber studs at 600mm centres
Wall height:	2600mm
Wall finish:	Plaster board
Garage walls:	Rendered

Roof

Roof type:	Colourbond - Custom Orb in Corrugated or Trim Deck
Roof pitch:	21 Degrees or as per standard marked plans.
Fascia & Gutter:	Colourbond with square line finish.
Insulation:	R3.5 Ceiling batts (NQ Homes goes over & above Australian Standard requirements)
Roof Ventilation:	Energy efficient solar Roof Ventilation as STANDARD



Stramit® Corrugated



Stramit Trim Deck® (Monoclad)

*Items may change subject to suppliers availability or at builders discretion. An equivalent or similar product will be used in its place.

External Lining

Soffit lining: Fibre cement sheeting
Soffit width: 600mm
Carport & Patio linings: Plaster board
Roof Gables: Fibre cement sheeting or PrimeLine (as per plans)

Internal Ceilings

Ceiling type: Plaster board
Cornice type: Square Set or 90mm Cornice

90mm



SQUARE SET



NOTE: The Alfresco and Garage must have a cornice due to block work being incorporated with the ceiling and being two different surfaces. The suggested size is 55mm as it is less imposing.

Windows/Sliding Doors

Frames: Aluminium or as per plan
Locks: To Doors Only
Colour: Standard Powder Coated Range
Glass type: Solar 2 (High tinting as standard No extra cost!!!)
Glass type to Bathroom, Toilet or Ensuite: Obscure
Reveals: Square Set
Doors/Window: Head heights 2000mm as standard
(Note: Door seals to all timber external doors) All External doors to hinge inwards to allow for screens.

SAMPLE IMAGE OF FLOOR TO CEILING GLASS STACKER DOORS 2600H!



HOMES
Tropical Living

NOTE: All aluminium sliding doors are rebated in slab for smooth indoor, outdoor transition.

Up to 1200mm EXTRA WIDE hinged door as STANDARD with some home designs.
(Please Note: 1200mm Door is only available if shown on your building plans.)

From Corinthian Range: **AMERICAN OAK**

1200MM



AWOWS 19H

AWOWS 5G

AWOWS 21

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820MM



Entrance Door Lock:
Other Doors:
Door Frame/Jamb type:
Door Stops:
Other external doors:

Gainsborough Entrance Lever set Bela in SC
External ply
Timber painter to match external and internal wall colours to suit.
White bumpers to wet areas & DS1 and DS2 elsewhere.
Aluminium sliding doors or as per plans

Internal Doors/Furniture

Doors: Plain flush
Frames: Treated Pine
Locks: Privacy set to bathrooms
Handle Type: Bela Square



Garage External Doors: Garage timber hinged doors are now being converted to 21-20SD aluminium sliding doors. Garage panel lift door opening head height now 2300mm, at builder's discretion.

Robes

Door type: **Mirror slider**



Robes: White wire shelves with one hanging rail & a bank of 3 shelves 450mm wide



Shelving Configuration (Indicative only*)

Linen

As per plan:
Broom Cupboard: Quick slider or Mirror slider with 4 wire shelves in white.
One white wire shelf.

Pine Timber Mouldings

Door Architraves: Bullnose OR Square
Skirting: Bullnose OR Square

BULLNOSE



Tiling

Bathroom Floor: 2m approx. to shower, 600mm approx. above bath, 200mm approx. above vanity & 150mm approx. skirting
Ensuite Floor: 2m approx. to shower, 200mm approx. above vanity & 150mm approx. skirting

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W.C: 150mm approx. skirting
Laundry Floor: 150mm approx. skirting & 600mm approx. above tub
Kitchen: 600mm approx. high above bench tops
(MODERN CONTEMPORARY CHROME EDGING TO MITRE EDGES AS STANDARD!!)

NOTE: Smart tile drains used through out homes for a designer finish.
Bermuda Tile Inset waste square chrome 100mm.



Tiles from EXTENSIVE Builders Gold Range please note:

All tiles to be laid square, no border or feature tiles allowed. Standard tile selection consists of one tile for the floor, one tile for the bathroom walls, one tile for the kitchen splashback, and one tile for the laundry splashback. An extensive range is available up to 600mm x 600mm in size plus timber look tiles!

(Note: NO allowance for labour has been made for porcelain or rectified edge tiles in Builder Gold Range. These tiles will incur additional costs or charges)

Kitchen

With bulkhead as standard!

(A bulkhead is built in above the overheads to stop dust collecting above overhead cupboards)



*Indicative Images only

Kitchen Cabinets:

Doors & bench tops in POLYTEC GLOSS/MATT LOOK in a choice of standard colours to cupboard doors or panel with a matching 2mm PVC edging strip (or equivalent). Square or Rolled edges.

Bank of 4 drawers 450mm wide approx. with top draw as a cutlery draw.

HANDLESS Overhead cupboards STANDARD as per plan.

Dishwasher provision with cold water point and power.

(Note: Dishwasher not included)

Kitchen Kickboards:

Kitchen kickboard is in ply for future tiling.

Kitchen Sinks:

Franke Rapid Rpx621 D/Bowl Sink LHD SS



NOTE: NQ Homes makes every effort to centre kitchen sinks to bench however with some selections &/or configuration, this is not always possible. Plans will be adjusted to suit.

Kitchen Mixers:

Mizu Bloc Sink Mixer MK2

*Note: At times your kitchen sink selection may alter your configuration of cupboard doors /drawers.

Fridge Space:

Cold water tap to fridge space STANDARD. Fridge opening size as per plans.

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Kitchen, Bathroom &

Laundry Cabinetry:

MODERN STYLED HANDLES TO CHOOSE FROM in
BLACK, WHITE AND CHROME FINISHES.

Bathroom

Bathroom & Ensuite:

Doors & Benchtops PINEPANELS COLOURPYNE, FORMICA GLOSS PANELS or POLYTEC GLOSS/MATT LOOK in a choice of standard colours to cupboard doors or panels with a matching 2mm PVC edging strip.
Square or Rolled edge.

Vanity:

Designer floating vanity as STANDARD!



*Indicative image only. (Note: NO drawers to vanities, this is an upgrade)

Shower:

Glass framed shower screen with semi frameless pivot door/s if shown on plans or as required.

Bath:

Decina Base Bath 1650mm X 715mm X 380mm (as per plans Builders selection if bath shown)



Mirrors

FULL WIDTH OF VANITY and framed.

Basin:

FROM Builders standard supply

Recessed, Semi Recessed or Countertop Square / Round / Oval Basins.

Vanity Basin Type:



**KADO LUX
VANITY BASIN 1TH
WITH MIZU PUSH PLUG
(410W X 415L)**



**POSH DOMAINE
VANITY BASIN 1TH
WITH MIZU PUSH PLUG
(450W X 525L)**



**KADO LUX
ABOVE COUNTER BASIN
1TH
WITH MIZU PUSH PLUG
(430W X 475L)**



**AMERICAN STANDARD HERON
SQUARE COUNTER BASIN 1TH
(449W x 499L)**

NOTE: Tapware shown in Basin pictures is NOT in Builders Range

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Mini Wall Basin (as per plan)

AXA CENTO MINI WALL BASIN 1TH WITH MIZU PUSH PLUG (250w X 450l)



New Toilet Suite:

MODERN BACK TO WALL SOFT CLOSE TOILET SUITE!



American Standard Heron Hygiene Rim Back Inlet Close Coupled Back to Wall Toilet Suite with Soft Close Quick Release Seat White (4 Star)

Shower Mixer:

Builder selected shower head options.

MODERN CONTEMPORARY RAIN SHOWER HEAD, HANDHELD OR WALL MOUNTED RAINSHOWER HEAD STANDARD

RAIN SHOWER HEADS



**ROUND
CEILING MOUNTED**



**SQUARE
CEILING MOUNTED**

HANDHELD SHOWERS



**ROUND
WALL MOUNTED**



**SQUARE
WALL MOUNTED**

MIZU BLOC MK2 Mixer Range

BASIN MIXER



SHOWER MIXER



BATH SPOUT



WATERFALL BATH OUTLET



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FREE STANDING BATH TAPWARE & BATH: (*ONLY applicable if shown on your building plan)



ISABELLA FLOOR GOOSNECK MIXER



POSH SOLUS FREESTANDING BATH 1780mm WHITE

Towel Rail: Mizu Bloc Mk2
 Toilet Roll Holder: Mizu Bloc Mk2

Laundry

Laundry Tub: Posh Kensington 45L Trough & Cabinet or Drop in Trough 45L (Builders Selection)
 Laundry Tub Mixer: American Standard Sink Mixer with Pull Out Spray



TUBMASTER



PULL OUT SPRAY



DROP IN TROUGH

Washing Machine Taps: Builder under mounted in tub or laundry cabinetry.
 Cupboards: As per kitchen if shown.

NOTE: Tapware plumbing for washing machines are located within the laundry cabinet for a clean modern finish keeping laundry tapware off the wall exposed to collect dust.

Electrical

Isolator switch to Cooktops, Hot Water Systems, AC Units & Ovens.

Internal lights: **LED recessed lighting in white throughout %100 of home STANDARD as per plans - 2 per bedroom but not including the garage.**

Double power points: Min. of one per room as per plans, 2 to master bedroom, 3 to kitchen (plus single power point in meter box).

Ceiling Fans: 1200mm – White Three blade fans to all living, bedrooms and alfresco or as per plans.

T.V points: 1

External Antenna: 1

***If a Media room is shown on plans, a TV point & Double Power Point will be provided, AS STANDARD**

Phone Outlets: 1

Smoke Detectors: As required.

External decorative lights to front facade: 1 or 2 to either side of garage or portico from Builders Selection. (as per plan).



RAPID *AVAILABLE IN BLACK or WHITE



ROUND *AVAILABLE ONLY IN STAINLESS



SQUARE *AVAILABLE ONLY IN STAINLESS

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Spotlights: 1 Double spotlight is standard (no sensor)
 External double power point: 1 (Alfresco)
 NEW USB point: 1 Double power point with 2 x USB charging points, STANDARD!!
 (Note: This point requires approx. 50mm deep backing point)
 Master Bedroom: Has an additional Double power point & TV point.

Electrical Appliances (Size to be selected at Sales point and noted in Colour Selection)

A choice of 600mm or 900mm as STANDARD!

(Note: Some plans will not allow enough space for 900mm appliances in which case 600mm goods would apply).

* NOTE: Some model codes may vary. Gas Cooktops are an extra cost.

WALL / UNDER BENCH OVEN:

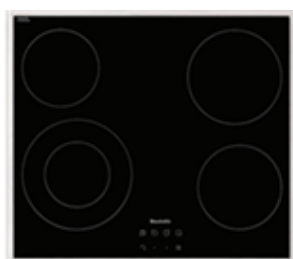


**BAUMATIC 60cm Electric Oven
 'BO7C' w/ Stainless Steel + Black
 Glass – 7 Function**



**BAUMATIC 90cm Electric Oven
 'BM90S' w/ Stainless Steel + Black
 Glass – 10 Function**

COOKTOPS:



**BAUMATIC 60cm Electric Cooktop
 'BCT4' Ceramic Glass + Stainless
 Steel trim – 4 zone + 1 dual zone**



**BAUMATIC 90cm Electric Cooktop
 'GECE9004' Ceramic Glass + Stainless
 Steel trim – 4 zone + 2 x extended cooking
 zones**

RANGEHOODS:



**BAUMATIC 52cm Undermount Rangehood
 'GUH52SD' Stainless Steel**

OR

**BAUMATIC 90cm Undermount Rangehood
 'GUH90' Stainless Steel**

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Built in Outdoor BBQ (ONLY if shown and included in pricing for your new home)



SMARTSTONE or equivalent 20mm STONE TOPS STANDARD Beef Eater 1100E 4 burner BBQ Standard as shown.

Built-in BBQ: BEEFEATER Signature 3000S 4 burner black enamel built-in barbecue with window hood.
 BBQ Sink: Afa Flow Single Bowl 428mm Under Mount Sink Stainless Steel (**ONLY if shown on your plan**)
 (Tapware Mizu Drift MK2 Sink Mixer Chrome)

Painting

External: Wall & Eaves 1 Colour (3 Coat Paint System) TAUBMANS All Weather or DULUX or equivalent.

Internal: Walls, Woodwork & Ceiling 1 Colour per (3 Coat Paint System) TAUBMANS (***Or equivalent paint quality**)

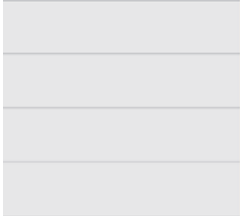
Garage Door

Colourbond Panel Lift Door: Remote with two handsets and one wall mounted remote. **NOW Cyclone rated as per Australian Standards.** In standard colours range, wood look is an extra cost. (size - as per plans).

Profile: WOODGRAIN (textured finish)

Models:

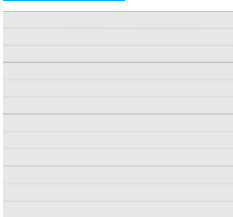
MADISON



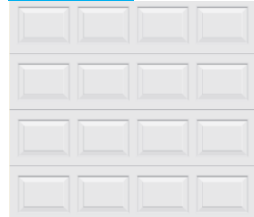
HAMPTON



TUSCAN



OXFORD



(Note: * Some items shown are indicative only and may vary.)

**** Extra cost applies for timber look garage doors and gables. Gables are painted as standard not hardwood-stained look, this is an extra cost and stain colour cannot be guaranteed****



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