

# Specifications

## Exterior Finishes

Face brick veneer external walls

Shaped profile concrete tile

Colorbond fascia & gutter

2.44m internal ceiling height

450mm eaves to front

820mm Corinthian Madison style external door with translucent glass inserts and fixed translucent glass sidelight

Lockable aluminium powder coated windows & sliding doors

Satin chrome front door lockset

Panel lift garage door with two remotes

90mm Colorbond down pipes

Smartfilm termite barrier

Aluminium powder coated balustrade on balconies (where applicable)

## Internal Fixings

Aluminium framed vinyl sliding wardrobe doors

Whitco Bevel lever internal door handles

Pencil round skirting & architrave painted in gloss finish - 2 coats

10mm plaster board & 90mm cornice painted in low sheen finish - 2 coats. 6mm Villaboard in wet areas

## Laundry

External swinging door (where applicable) 1/2 clear glass with stainless steel lockset

Steel stand-alone laundry cabinet with stainless steel tub

Chrome mixer

Ceramic tile splashback

## Kitchen

20mm smartstone bench top

Texture or matt finish laminate kitchen cabinet doors and drawers

Cabinet height 2.2m with paint grade MDF cabinetmaker bulkhead

Stainless steel 60cm oven

Stainless steel dishwasher

Stainless steel 60cm slide-out range hood

Chrome sink mixer

Stainless steel sink

Glass splash back

Stainless steel 60cm four burner gas stove

## Bathrooms, Ensuites & Water Closets

Vanities with polymarble tops & texture or matt laminate cupboard doors & drawers

Frameless mirror over vanity

Chrome shower, bath, & basin mixers

Chrome shower head & bath spout

Ceramic close-coupled toilet suite

Chrome double towel rail and toilet roll holder

Semi-framed glass shower screen with pivot door

Acrylic moulded bath 1.675m

Ceramic soap holder in shower

Ceramic tile splashback, skirting, & shower recesses

Ceramic feature tile on side of bath, bath hob, and one wall of the room

## Floor Coverings

Ceramic floor tiles in kitchen, family, meals, entry, linen cupboards, & all wet areas. Hallways shall be as indicated on plans

Carpet in bedrooms, wardrobes, 2nd living area (where applicable), & internal staircase (where applicable)

Garage floor to be plain trowelled concrete

## Electrical

Gas ducted heating

Two reverse cycle split system inverter air conditioners as indicated on plans

100% energy efficient satin chrome downlights, ceiling fans and exhaust fans throughout house (satin chrome)

Double globe oyster light in garage

External double spotlight near laundry drying area

TV antenna for up to three hard wired TV points

170 litre gas boosted solar hot water service

## Window Treatments

Pull down blinds to all windows and sliding doors excluding wet areas, insect screens to all windows

All illustrations & floor plans are artistic impressions & should only be used as a visual aid. Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purpose only & is not included in the purchase price. Information contained herein is subject to change without notice. No responsibility is accepted by the vendor, builder nor the agent for any action taken in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Details herein do not constitute any representation by the vendor, builder or the agent and are expressly excluded from any contract. Images are artist impressions and for illustrative purposes only.

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## Energy Efficiency

Ceiling insulation in main roof area excluding garage, alfresco, & porch

Sisilation wrap to external walls

Minimum 6 star energy rating-

## Miscellaneous

Wall mounted clothesline

## Warranties

Full internal and external commercial quality clean on completion. 6 years structural guarantee. 6 months guarantee on materials and workmanship.

Appliances covered by manufacturer's warranty.

## Maintenance System

All maintenance enquiries are dealt with via electronic trackingso all enquiries will be confirmed and responded to within 24hours of their receipt. However, power, water and gas needs will be addressed immediately and all other enquiries will be booked in within five days.

Impact Home Pty Ltd's commitment is that all maintenance issues will be resolved within two weeks unless otherwise stated or discussed upon receipt of your request.

## Disclaimer

Impact homes reserves the right to alter the inclusions published at any time without notice provided that the item is substituted for an item of equal or better quality.

These inclusions should be read in conjunction with the sales plans, specifications, and colour selection in order to verify the quantity, location and colour of items.

## Landscaping

Feature garden at front of property with mixture of mature trees, shrubs, ground covers, & decorative pebble

Feature garden at rear of property with mixture of mature trees, shrubs, ground covers, & decorative pebble

Exposed aggregate concrete driveway, porch, & alfresco

Render look letterbox

Fencing sufficient to complete property with access gates as indicated on plans

IMPORTANT NOTE: Air conditioning units where indicated on the sales plans shall be fitted in accordance with the manufacturers specifications. The size and layout of the room where the unit is to be installed shall determine the size of the unit. As a general rule, where indicated on the sales plans, a bedroom shall have a 2.6kW unit and a large living room shall have a 6.2kW unit.

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