

Inclusions

Paint

Haymes paint coat system based on one colour throughout and one ceiling colour throughout
Haymes paint coat external painted areas timber top acrylic

3 Coats
3 Coats

Cabinetry

Laminate selection base with overhead cabinetry, kick boards, end panels and rear panels 1 x colour matte finish
Melamine carcasses with melamine shelving
Cabinet handles
Soft closing mechanism to cabinetry

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Flooring

Tiled floors to all wet areas
Choice of Tile or Hybrid to Main Living Areas (design specific)
Carpet and underlay to all bedrooms, lounge room and secondary living area (design specific)

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- Designer

Solar & Electrical

3kw Solar PV panel system
Lighting throughout
Single LED strip to garage
Light adjacent main entry
Flood Light
Double power points throughout – single power points to appliances (design specific)
TV Antenna
TV Points (design specific)
Data point (design specific)
Exhaust fan externally vented from bathroom and ensuite
White cover plates to switches and power points
Hardwired smoke detectors with battery backup (design specific)
RCD safety switch and circuit breakers to meter box

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- LED
-
- LED
- 1
-
- 1
- 2
- 1
-
- Designer
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Heating & Cooling

Gas ducted heating
Outlets to Main Living Areas & Bedrooms
Split system to living area

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Insulation

Insulation as per energy report
Full insulation wrap to external side of frame

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Miscellaneous

2-hour colour selection appointment
Final site & house clean on completion

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Fencing

Half share timber paling fencing as per developer guidelines including wing fence and one pedestrian gate (50% cost to be covered by abutting owner)

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Lot 609 | Lot 610
Pinnacle Estate, Smythes Creek



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Display Locations:
Lucas Display Village
28 & 30 Blomeley Drive, Lucas
Colours Selection Studio:
6/15 Eucumbene Drive, Ravenhall

	Complete
Pre-Construction Items	
25 year structural guarantee	●
3 Month Maintenance Inspection	●
Soil report and contour survey from our independent Geotechnical engineers	●
Property service information	●
Preparation of working drawings, engineering design and engineering computations	●
7 Star and whole of home energy assessment	●
Building permit	●
Preparation of construction documentation	●
Builders warranty insurance	●
BAL Report (Bushfire Attack Level)	●
Asset Protection	●
Developer approval	●
Service Connections	
Service connections to sites up to 640m2 to legal points (Electricity, Gas, Sewer & Stormwater)	●
Single phase power connection	●
Dry water tapping (mains water)	●
NBN Provisions	●
Site Conditions	
Site excavation and vegetation scrape over building platform including split level design	●
Removal of soil and up to 8m3 of rock removal (if required)	●
Engineered designed slab allowance	P
Concrete pumping	●
Design materials to suit wind zones up to 'N2'	●
Provide temporary fencing as per regulations up to 640m2 block	●
Termite barrier system	●
Façade & External Features	
Brick infills above all opening and lightweight infill above garage doors and other openings over 3.6m	●
COLORBOND® fascia and guttering	●
Builders range brand brick with natural colour mortar and rolled joint profile	●
22.5 Degree pitched roof	●
Concrete roof tiles	●
Sectional garage door with 2 x hand held remotes	●
Render Feature to Front Garage	●
Eaves to Front Façade including 2m return	●
Provide concrete paving to driveway and porch	●
External brass garden taps with screw hose fitting to front and rear (location to be determined by Highmark Homes)	2
Rinnai gas continuous flow hot water system	●
Concealed plumbing excluding spa pump	●
100mm sewer grade pvc stormwater system	●
Internal Features	
Timber framing according to Australian Standards	●
Plasterboard lined internal walls and ceilings	●
Ceiling Height	2590
Internal Door Height	2040
Cove cornice throughout	75
67mm x 18mm MDF architraves and skirting	●
Linen cupboard with 4 x white melamine shelves	●
Broom cupboard with 1 x white melamine shelf	●
Bedroom robes – Single melamine shelving to robes 1 x shelf and 1 x hanging rail	●

	Complete
Internal & External Doors	
Gainsborough front door and entrance set with single dead bolt	●
Painted external flush panel door to garage	●
Gainsborough locking door set to garage and laundry door	●
Sliding doors to all bedroom robes	Mirror
Flush panel hinged door with cushion stops	●
Privacy Locks to toilet and bathroom (design specific)(excluding cavity sliders)	●
Lever door handles to all bedrooms	●
Front Entry Feature door builders range based on façade design	●
Weather seal to house/garage internal access door and external hinged garage door (design specific)	●
Windows/Screens	
Powder-coated aluminum frame windows designed to meet 7-Star Energy Rating requirements.	●
Locks to all windows and external sliding doors	●
Flyscreens to all openable windows	●
Blinds	
Block out holland blinds to all openable windows throughout (excluding bathroom, ensuite, WC and laundry)	●
Kitchen	
Bench top to cupboards	20mm Stone
Double bowl kitchen sink (design specific)	●
Oven and cooktop (design specific)	900/600
Rangehood (design specific)	900/600
Dishwasher	●
Tapware Range	Designer
Under bench microwave provision and 1 x nest of pot drawers (microwave not included) (design specific)	●
Pantry with 4 x white melamine shelve	●
Overhead cupboards	●
Laminate kitchen cabinetry matte finish	●
Tiled splashback over bench behind cooktop	●
Bathrooms	
Above counter basins to bathroom and ensuite	●
Bench top to cupboards	20mm Stone
Wall hung vanities	●
Closed coupled toilet suite	●
4mm polished edge mirror above vanity cabinets	●
Shower screen with pivot door (design specific)	●
900mm x 900mm tiled shower base to bathroom and ensuite	●
White acrylic bath (design specific)	●
Tapware Range	Designer
Single Chrome towel rail to bathroom and ensuite	●
Chrome toilet roll holder to bathroom and ensuite	●
Laundry	
Laminate bench top to base cabinetry with trough insert (design specific)	●
Designer 45 Litre stainless steel laundry trough with cabinet and bypass (design specific)	●
Single chrome flick mixer to laundry tub from tapware range	Standard
Washing machine connections inside trough cabinet including chrome washing machine stops	●