



## Signature Inclusions

### CONTRACT PREPERATION

- Master Builders fixed price contract
- QBCC home warranty insurance
- QLEAVE portable leave levy
- Public liability insurance for duration of project
- Build time guarantee
- Independent soil test & site classification
- Concept and construction plans with FREE changes
- Custom designed house designs at no additional cost
- Colour's selection

### SITE WORKS

- Builders' signage, perimeter fencing as required
- Site scrape to level pad to required height
- House set out by surveyor
- Silt fence for erosion & sediment control
- Temporary access driveway to front of block
- Removal of all building waste during construction

### SLAB & FOUNDATIONS

- Slab & foundation design up to 'M' site classification
- Steel trowel finish to house slab
- Broom finish to alfresco
- Exposed driveway & porch
- Recessed shower trays
- Recessed flush finish sliding doors

### TERMITE PROTECTION

- Termite barrier protection to all pipe penetrations
- Termite barrier protection to perimeter of slab
- Hyne T2 blue termite treated frames and trusses

### STRUCTURAL

- Hyne environmentally sustainable sourced pine
- Frames and trusses designed to N2 wind rating
- 450mm stud centre frames both internal & external
- 900mm centre truss spacing
- Ceiling battens at 450 centres
- Structural steel as required by engineer
- Independent inspections at slab, frame and final
- 2550mm high ceilings

### PLUMBING

- Stormwater discharge to street
- Mains water connection
- External taps to front and rear
- Water point to fridge

### PLUMBING FIXTURES

- Free standing bath
- Double bowl stainless steel kitchen sink
- 45L stainless steel laundry trough
- Selection of quality basins
- Selection of quality chrome sink mixers
- Selection of quality soft close toilet suites
- Chrome double towel & toilet roll holder

### HOT WATER SYSTEM

- 26L instantaneous continuous flow gas hot water

### ELECTRICAL

- Semi recessed meter box into wall cavity
- Underground single-phase power from street
- Direct wired smoke detectors
- LED downlights (approx. 1 per 10sqm)
- Double power points (approx. 1 per 10sqm)
- External waterproof power point to alfresco
- Ceiling fans to bedrooms
- Digital tv antenna with booster
- NBN connection to garage
- Data point to lounge room
- Exhaust fans to bathrooms
- Electrical walk through at frame stage to confirm locations of electrical items

### AIR CONDITIONING

- 7kw Daiken split system to main living area

### APPLIANCES

- Omega 900mm freestanding gas cooktop & oven
- Omega 900mm rangehood
- Omega stainless steel dishwasher

## FLOOR COVERINGS

- Choice of either 600 x 600 ceramic tiles or timber look vinyl planks to main living area
- 600 x 600 ceramic tiles to wet areas
- Smart tile secret floor wastes
- 600 x 300 tiles to splashbacks
- Quality carpet to bedrooms and media rooms including 10mm underlay

## EXTERNAL FINISHES

- Render to front façade & 1m side returns
- Feature clad to front façade as nominated on plan
- FC infills over windows and doors
- Face brick to side and rear elevations

## INTERNAL FEATURES

- 10mm plasterboard to walls and ceiling
- Level 4 finish to internal linings
- 90mm cove cornice throughout
- 6mm villa to wet area walls
- 66 x 11 splayed pine skirting
- 42 x 11 splayed pine architraves

## ENERGY EFFICIENCY

- Earthwool insulation batts to living area ceiling
- Sisalation breather wrap to perimeter of house
- Sarking wrap to underside of roof sheets
- Minimum 6-star green energy rating

## ROOFING

- Colorbond custom orb roof sheets, choice of colours
- Colorbond fascia & gutter, choice of colours
- Vapour permeable sarking to underside of roof

## ALUMINIUM WINDOWS & DOORS

- Powder coated aluminium windows and sliding doors available in a variety of colours
- Key locks to all windows and door
- Obscure glazing to bathrooms
- Nylon mesh flyscreens colour matched to windows
- Vertical blinds to windows and doors (excludes wet areas and kitchen window)

## LANDSCAPING

- Yard gullies as required on plumbing plan
- Slimline powder coated clothesline, choice of colours
- Selection of quality letterbox to front
- Exposed aggregate driveway and porch

## CABINETRY

- Caesarstone 20mm stone to Kitchen, bathrooms & laundry, choice of colours
- Polytec melamine doors, choice of colours
- Custom designed cabinetry layout
- Overhead cabinets to kitchen including fridge space
- 4 x whiteboard shelves to pantry
- Soft close doors & drawers
- 160mm designer slimline handles

## PAINTING

- Haymes ultra premium three coat paint system to all internal walls & ceiling
- One feature wall included as a different colour
- Haymes Ultra premium gloss finish to architraves, skirting & doors
- Haymes ultra premium two coat paint to exterior

## FRONT DOOR

- 1200mm wide Hume timber entry door
- Lane security deadbolt with oblong pull handle

## INTERNAL DOORS

- Hume flush panel Redicote doors
- Choice of Lane security lever handles
- Privacy doors included to bathrooms & master

## GARAGE DOOR

- Colorbond Slimline garage door with motor including 3 remotes

## ROBES

- Whiteboard shelf with one handing rail to all wardrobes
- 4 x whiteboard shelves to linen
- White vinyl sliding doors to robes and linen

## SHOWER SCREEN

- Semi frameless custom shower screens with pivot door

## MIRROR

- Frameless mirrors to width of vanities

## OTHER SERVICES INCLUDED

Professional builders house clean prior to handover  
6-year structural warranty period  
12-month maintenance defect period  
Weekly site updates from the builder



## COMPARE US

We know how difficult it can be when trying to compare different builders against one another. As every builder is different in what they include and what initial price they show. That is why we have created this checklist to make it easier for all homeowners.

A few of our best features	ARCADIA	Builder 2	Builder 3
Site works included			
Soil test, engineering & council applications			
Build time guarantee			
2550 ceiling height			
900mm Omega appliances			
1200mm wide entry door			
600 x 600 internal tiles or Vinyl flooring			
Caesarstone benchtops throughout			
Freestanding bath			
7kw Daiken split system AC			
Exposed aggregate to driveway & porch			
Flyscreens & blinds			
Carpet including 10mm underlay			
Smart waste floor tiles drains			
LED downlights (approx 1 per 10sqm)			
Double powerpoints (approx 1 per 10sqm)			
Fans to bedrooms			
Haymes premium paint (not trade paint range)			
Custom cabinetry plans with soft close drawers			
Direct access to builder			
Weekly site updates			