

FINISHES SCHEDULE



BBS HOMES
LIVING BEGINS

INFINITY

General notes and pre-construction services

Please note: items marked with an asterisk (*) are at client's cost for client-supplied plans.

BUILDING CODE CONTRACT	Construction works in accordance with building codes and standards. Fixed-price building contract.
PLANS	Architectural, construction, engineering, hydraulic and electrical plans (*).
ENERGY EFFICIENCY RATING	Energy Efficiency Ratio (EER) Rating/Basix report where applicable (*).
SURVEYOR CERTIFIER	Registered survey by consultant surveyor. Private certifier to inspect progress and completion (*).
APPLICATIONS APPROVALS	Building applications, approvals and permits (*). Statutory authority inspections and approvals.
INSURANCE	Home Owner's Warranty Insurance, Indemnity Insurance and general insurance.
STRUCTURAL WARRANTY	7-year builder's structural warranty.
GENERAL WARRANTY	Manufacturer and/or installer warranty on applicable appliances and products.
MAINTENANCE	90 calendar day maintenance period from completion.

Site works

SURVEY	Surveyor setout and finished floor level survey.
EXCAVATION	Excavation to site (up to "M" class soil and 300mm depth – excludes rock).
SOIL REMOVAL	Excess excavated soil removed from site.
SERVICE CONNECTION	Water, sewer, power, communications and gas (if applicable) connection.
SITE LEVEL	Site level on completion.
RUBBISH REMOVAL	Construction waste removed from site on completion.
CLEANING	Construction cleaning of residence on completion.

General inclusions

CLADDING	Facebrick and render to external walls (as specified) – Austral <i>Urban One/Fringe</i> range.
ROOFING	Colourbond or tiled roof – Boral <i>Macquarie/Contour/Slimline</i> range. Colourbond (or equivalent) fascia, gutters and downpipes.
INSULATION	R2.0 to external walls and R4.0 to ceiling.
HEATING & COOLING	Ducted electric reverse-cycle air-conditioning system.
WINDOWS & SLIDING DOORS	Single-glazed aluminium windows and sliding doors. Obscure glass to bathroom, ensuite and WC.
FLY SCREENS	Fly screens to all opening windows and sliding doors.
PLASTERING	2550mm ceiling height and square set ceilings throughout.
PAINT	One colour paint to internal and external walls. One colour semi-gloss/gloss paint to skirting, architraves and internal doors.
FRONT DOOR	Stained or painted flat solid core front entry door with glass panels.
DOORS	Primecoat pattern or flat external doors (solid core) and internal doors.
DOOR HARDWARE	All door furniture and hardware including Gainsborough Omni hardware to front door.
FLOORING	Carpet to bedrooms, WIR and formal lounge – <i>Sunshine Loop</i> (as per BBS showroom). Tiles to main living and wet area floors – up to 450x900.
WARDROBES	1 x shelf/drawer bank, top shelf, hanging rail and mirrored doors.
WALK-IN ROBE	2 x shelf/drawer banks, top shelf and hanging rails.
LINEN	Shelf banks and white melamine or white glass doors.
HOT WATER	Instantaneous continuous flow hot water system.
GARAGE	Remote-controlled panel lift garage door (Decowood or Colourbond).

Kitchen

JOINERY	Detailed custom designed joinery.
BENCH TOP	40mm stone benchtop with waterfall ends.
APPLIANCES	900mm oven, ceramic cooktop and slide out range hood. Gas optional.
SPLASHBACK	Glass splashback.
MIXER	Mixer tap to kitchen sink – <i>Roma/Milan/Panna/Moda</i> (as per BBS showroom).
DISHWASHER	Concealed taps to dishwasher space.

Laundry

TILES	Skirting tiles to laundry.
JOINERY	Detailed custom designed joinery.
BENCH TOP	20mm stone benchtop.
SPLASHBACK	Splashback tiles – up to 300x100.
MIXER	Mixer tap to kitchen sink – <i>Roma/Milan/Panna/Moda</i> (as per BBS showroom).
WASHING MACHINE	Concealed taps to washing machine space.

Bathroom, Ensuite and WC

TILES	Tiles to wet area floors and walls (up to 450x900). Square set full height tiling to bathroom and ensuite walls (and WC if applicable).
VANITY	Single/double bowl stone top vanities (floor standing or wall hung).
MIRROR	Mirrors to suite vanity width (pencil/bevel edge).
SHOWER SCREEN	Semi-frameless shower screens with clear glass.
BATH	1675mm acrylic bath.
TOILET	Dual flush soft close toilet suite – <i>Tuscany/Apollo/Liano/Aqua</i> (as per BBS showroom).
MIXER	Mixer tap to kitchen sink – <i>Roma/Milan/Panna/Moda</i> (as per BBS showroom).
SHOWER MIXER	Ceiling showerhead.
BATH MIXER	Bath spout and mixer tap to bath.
FITTINGS	Double towel rails and toilet roll holders.

Electrical

ELECTRICAL PLAN	Detailed electrical plan.
LIGHTING	LED downlights throughout. Heat/fan/light combo to bathroom and ensuite. Client-supplied pendant lights over kitchen island bench.
POWERPOINTS & GPO	3 x digital TV, 2 x pay TV, 1 x phone, 1 x data point, 1 x double USB GPO per room (2 x to master bedroom and kitchen).
INTERCOM	Video intercom doorbell.
SENSORS	Twin external sensor lights to garage panel lift and laundry doors.
GARAGE	Fluorescent lights to garage.

External

CONCRETE	Concrete allowance up to 50sqm.
DRIVEWAY	3% black oxide or grey brush finished concrete driveway and front porch.
BACKYARD	Plain brush finished concrete from laundry to clothesline and to water tank and external air-conditioning unit.
WATER TANK	2000L polyurethane water tank.
RAINWATER	Rainwater provision for connection to external taps, laundry and toilets.
TAPS	2 x external taps – one front and one rear.

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