

Award Series Inclusions

GENERAL

- ✓ 6 year structural guarantee
- ✓ Construction insurances
- ✓ Fixed Price Contract
- ✓ Council permits and fees
- ✓ Colour consultant appointment
- ✓ QBCC Insurance & Fees
- ✓ Rendered letterbox & clothesline

PRELIMINARIES

- ✓ Soil test and Contour Survey
- ✓ Engineering
- ✓ Full working drawings

CONNECTIONS

- ✓ Underground mains supply up to 6 metre setback
- ✓ Sewer and drainage up to 6m
- ✓ Stormwater drainage up to 6m
- ✓ 2 x external hose taps

SITE AND SLAB

- ✓ 500mm site cut
- ✓ M class waffle pod slab system with 100mm thick concrete slab
- ✓ Alfresco and Porch slab poured with main slab (plain grey)
- ✓ Up to 55m² exposed aggregate driveway

FRAMES

- ✓ Termite blanket and termite protection to penetrations
- ✓ Engineered trusses and frames
- ✓ N2 wind loading

CEILINGS

- ✓ 2550mm ceiling height (Ground Floor Only)
- ✓ 90mm cove cornice

WINDOWS

- ✓ Aluminium framed sliding windows and sliding doors
- ✓ Key locks to all windows

GARAGE

- ✓ 2.1m high Auto Panel lift
- ✓ 2 x remotes and wall remote

BRICKWORK

- ✓ Classic Facade: Face Brick
- ✓ Resort/Beach Facade, Render to front facade only, face brick to remainder

ROOFING

- ✓ Roof tiles to Classic Facade Colorbond metal roof to Resort/Beach Facade
- ✓ Colorbond Fascia & Gutter
- ✓ PVC downpipes

DOORS/FURNITURE

- ✓ Humes "XS24/XS26/XS28/XS45" clear glazed 820mm or 1200mm hinged Entry Door with Lockwood TriLock Nexion entrance set
- ✓ Humes Flush Panel internal doors with Lockwood Velocity Series Large Round Rose Door Handles

SHELVING

- ✓ Robes: 1 x melamine shelf & rail
- ✓ Linen/Store: 4 x melamine shelves
- ✓ Pantry: 4 x melamine shelves
- ✓ Butlers pantry

SKIRTING AND ARCHITRAVES

- ✓ 42mm x 12mm architrave and 68mm x 12mm skirting (MDF)

ELECTRICAL

- ✓ Light Points x 2 LED down lights to living/ bedrooms, 1 LED down light to all other rooms
- ✓ 1 x External Bunker - Outside Laundry
- ✓ 1 x Single Spotlight with Sensor
- ✓ 1 x Double Fluoro 1200mm to Garage)
- ✓ Single Power Points x 5 (Garage Door, Fridge, Rangehood, Microwave, Dishwasher)
- ✓ 25 x Double Power Points
- ✓ Phone Points x 1 additional to NBN
- ✓ 2 x TV Points
- ✓ TV Antenna
- ✓ NBN Provision 1 Data & 1 Phone
- ✓ Smoke Detectors as per plans
- ✓ Ducted Exhaust Fan where applicable
- ✓ 5 x Ceiling Fan - Builder's Range Bedrooms and Alfresco)
- ✓ Ducted Tastic 2 Heat, Exhaust Fan, Light - 2 (Brilliant)
- ✓ 1 Double Weatherproof power outlet to Alfresco
- ✓ Rangehood Ducted Externally

HEATING

- ✓ Electric storage hot water system

BATHROOM/ENSUITE

- ✓ 20mm Caesarstone benchtops
- ✓ Melamine vanity units
- ✓ Mixer taps
- ✓ 1510 acrylic bath (white)
- ✓ Frameless mirrors above vanity
- ✓ Closed coupled toilet suite
- ✓ Semi-frameless shower screens

LAUNDRY

- ✓ 45L freestanding tub with S/S trough
- ✓ Floor Cabinet with 20mm stone benchtop from standard range

KITCHEN

- ✓ 20mm Standard range Caesar Stone bench tops with waterfall ends to the island bench where applicable
- ✓ Double bowl S/S sink with mixer tap
- ✓ 2 banks of 3 pot drawers
- ✓ 1 x 4 drawer
- ✓ Ceiling infill's above overhead cupboards
- ✓ Artusi 900mm induction cooktop - 5 Zone
- ✓ Artusi 900mm oven
- ✓ Artusi 900mm undermount rangehood
- ✓ Artusi Dishwasher
- ✓ Fridge Tap

WALL TILES

- ✓ 600mm above kitchen bench/200mm above vanities
- ✓ 2000mm up shower wall
- ✓ Face of bath edge to floor and 400mm above bath
- ✓ Up to 225mm skirting tile.
- ✓ Smart tiles grates to floor wastes

PAINTING

- ✓ Flat acrylic white to ceilings
- ✓ Premium 3 coat paint system to walls
- ✓ Gloss finish to timber work internally
- ✓ 1 x feature/additional colour external
- ✓ 1 x feature wall colour internal (25m²)

FLOOR COVERINGS

- ✓ Awards Range main floor ceramic or porcelain tiles up to 600mm in size or choose from Awards Range Vinyl Plank Collection.
- ✓ Awards Range Carpet



***Disclaimer:** G.J. Gardner Homes Brisbane South reserves the rights to alter its specifications, designs and prices without notice. All final costs are subject to soil testing, engineering, contours and management approval. Images and photographs may depict fixtures, finishes and features either not supplied by GJ Gardner Homes or not included in the price stated. For detailed home pricing please talk to a New Homes Consultant. QBCC: 1304301

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Your Design or Ours

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