



### Nelson L1



|          |                      |            |                      |
|----------|----------------------|------------|----------------------|
| LIVING   | 123.91m <sup>2</sup> | WIDTH      | 14.69m               |
| PORCH    | 2.62m <sup>2</sup>   | DEPTH      | 16.28m               |
| ALFRESCO | 6.80m <sup>2</sup>   | TOTAL AREA | 173.88m <sup>2</sup> |
| GARAGE   | 40.55m <sup>2</sup>  |            |                      |



## PRELIMINARY/ADMINISTRATION:

- Building Permit
- Working Drawings
- Detailed Quote & Fixed Price contract
- Specifications
- Home Owners Warranty Insurance
- Public Liability Insurance
- Construction Insurance
- OHS costs including roof handrail
- 6 Star Energy Rating
- BAL assessment 12.5
- Soil Classification Report
- Slab Design by Engineers
- 6 1/2 Year Home Warranty Insurance

## SERVICES

- Connection to site
- Single Phase Underground power to Meter Box (up to 12m).
- Sewer Connection underfloor to connection point up to 10Lm.
- Water lead in 15Lm/20mm Blue line pipe from meter to dwelling
- Storm water discharge up to 15m
- Gas connection
- Slimline Rainwater Tank 2000L

## TERMITE TREATMENT

- Termguard System
  - Part A – Termguard Amoured shields
  - Part B – Trithor Perimeter Barrier

## CONCRETE SLAB AND FOOTINGS

- Foundation up to "M" class slab with a maximum of 300mm fall over the building envelope.

## BRICKS

- Selection from Legend Homes Entry Level Range
- Brick Infills to front façade windows & Entry door Cement sheet to rest with LVL Beam to Garage.
- Standard Grey Mortar

## ROOF

- Colourbond Roof, Facia and Gutter including Sisolation and metal top battens.
- Colourbond or PVC downpipes

## WINDOWS

- Aluminium single glazed sliding windows and sliding doors from the colour range.

## FRAMING

- Timber Wall Frame, Studs at 450mm centres
- Timber Roof trusses and Metal Ceiling Battens At 20 degree pitch
- Ceiling Heights 2400

## KITCHEN

- Laminate cabinets from L1 Legend First Entry Level selections
- Laminate bench top 33mm Square or rolled edge
- Melamine shelving to cupboards and pantry
- Kitchen double bowl sink
- L1 Entry level sink mixer
- Overhead Laminate cupboards as per plan
- Selection of L1 Handles
- 900mm Beko freestanding electric oven and cooktop
- 900mm Beko Canopy Rangehood

## LAUNDRY

- 45 Litre Freestanding Laundry Cabinet
- L1 mixer to Laundry sink
- Washing machine connection points included

## ENSUITE/BATHROOM

- Laminate cupboards and bench tops 33mm square or rolled edge from L1 Entry Level
- Vanity Basin from L1 Entry Range
- L1 Basin Mixer, Shower Mixer, Shower rose, Shower Arm, Toilet suites.

- 4mm Polished Edge Mirror
- Chrome Framed shower screen with Pivot door
- Tiled shower base with chrome drain
- Toilet Roll Holders
- Exhaust Fans

## DOORS/FITOUT

- Front Entrance Door Corinthian Madison Range 2040mm.
- External Door L1 Selection Corinthian 2040mm solid core flush panel doors painted.
- Internal Door/Redicote with pre primed MDF jambs
- Cushion Bumpers to Hinged Doors
- Skirting's and architraves 67mm x 12 mm pre-primed MDF

## HEATING AND COOLING

- Braemar Gas ducted heating with thermostat and ceiling outlets.  
OR
- Haier split system 7.1kw.

## HOT WATER SERVICE

- Chromogen Instantaneous Gas hot water service

## FLOOR COVERING/TILING

- Selection from L1 Tile Range
- Selection from L1 Carpet Range
- Selection from L1 Vinyl Plank Range
- Colour consultation with Colour Specialist

## SHELVING

- 4 x White melamine shelving to Pantry
- 4 x White melamine shelving to Linen
- White melamine top shelf only to broom
- White melamine to master WIR with top shelf and hanging rail.
- White melamine to bedroom robes with top shelf and hanging rail.

## ELECTRICAL

- Single phase power connection
- White switches through out
- Double GPO's as per plan
- External power point to Alfresco
- 11 Watt LED down lights to living areas and kitchen
- Batten Holders to remaining areas of house
- Hard wired smoke detectors with battery back up
- TV point x 2
- Telephone point x 1
- Single fluorescent light to garage

## PAINTING

- 3 coat Dulux professional paint system

## PLASTER

- CSR plaster including 75mm cove cornice

## INSULATION

- Walls R 2.0
- Ceiling R 3.5
- CSR Enviroseal ProctorWrap to all external walls

## GARAGE DOOR

- Colourbond Panel lift garage door finish remote control access.

## FINISHING TOUCHES

- Full Builders Clean
- Removal of Building materials and site clean.
- Excess soil left in pile at back of block
- 3 Month maintenance period.
- Concrete allowance for driveways, paths, alfresco 50M2

**\*L1 ENTRY LEVEL INCLUSIONS SUBJECT TO  
CHANGE WITHOUT NOTICE**