

EDGEPOINT HOMES

INTERNAL MATERIALS, FIXTURES & FITTINGS

Fresh Colour Scheme: Standard Inclusion Schedule Details.

Project Name

HARK

Job Address

**16-18 HARKAWAY ROAD,
BERWICK**

Architrave & Skirting

	Profile	Finish	Colour	Supplier	Size / Code
Skirting	Single Bevelled	Primed MDF			67 x 18mm
Architraves	Single Bevelled	Primed MDF			67 x 18mm
Cornices	Cove	Scotia			75mm
Internal Doors	Premium Redicote	Flush Panel		Corinthian	N/A
Front Entry Door	PMAD101 (Scheme 1&3) VMAD101 (Scheme 2)				

Paint

	Profile	Finish	Colour	Supplier	Size / Code
Walls	Acrylic	Low Sheen	Dulux Lexicon 1/2 PN2A1	Haymes	N/A
Cellings	Acrylic	Ultra Flat	Dulux Lexicon 1/2 PN2A1	Haymes	N/A
Skirting	Single Bevelled	Semi Gloss	Dulux Lexicon 1/2 PN2A1	Haymes	67 x 18mm
Architraves	Single Bevelled	Semi Gloss	Dulux Lexicon 1/2 PN2A1	Haymes	67 x 18mm
Cornices	Cove	Ultra Flat	Dulux Lexicon 1/2 PN2A1	Haymes	75mm
Internal Doors	Flush Panel Doors	Semi Gloss	Dulux Lexicon 1/2 PN2A1	Haymes	N/A
Front Entry Door	PMAD101 (Scheme 1&3) VMAD101 (Scheme 2)				

Robes

	Profile	Finish	Colour	Supplier	Size / Code
Bedroom 1	Vinyl Robe		White	A touch of glass	2100mm High
Bedroom 2	Vinyl Robe		White	A touch of glass	2100mm High
Bedroom 3	Vinyl Robe		White	A touch of glass	2100mm High
Bedroom 4	Vinyl Robe		White	A touch of glass	2100mm High
Linen (if applicable)	Vinyl Robe		White	A touch of glass	2100mm High

Staircase

	Profile	Finish	Colour	Supplier	Size / Code
Staircase	MDF Closed Stringer	Carpet	Refer to carpet spec	Slattery	N/A
Staircase	Solid Timber Stairs (Design Specific)	Vic Ash	Clear Finish	Slattery	N/A
Balustrade	N/A	Stained	Clear	Slattery	N/A
Void Balustrade	Plaster	Paint	Dulux Lexicon 1/2 PN2A1	Haymes	N/A

Hardware

	Profile	Finish	Colour	Supplier	Size / Code
Internal door	Safia	Bright	Chrome	Gainsborough	700SOFBL
Linen / Robe Sliding	N/A	N/A	N/A	N/A	N/A
Linen / Robe Hinge	Sofia dummy lever	Bright	Chrome	Gainsborough	700SOFBL Dummy lever
Cavity Slider	N/A	N/A	N/A	N/A	N/A
Privacy set	N/A	N/A	Bright Chrome	Gainsborough	710SOFSC
Door Stop	N/A	N/A	Chrome/Black	N/A	N/A

Window Furnishings

	Profile	Finish	Colour	Supplier	Size / Code
Blinds	N/A	N/A	N/A	N/A	N/A

Screens & Mirrors

	Profile	Finish	Colour	Supplier	Size / Code
Bathroom					
Shower Screen	Semi frameless	N/A	Clear	A touch of glass	2000 x 900mm
Mirror	N/A	Polished edge	N/A	A touch of glass	1000mmW x 935mmH
Ensuite					
Shower Screen	Semi frameless	N/A	Clear	A touch of glass	2000 x 900mm
Mirror	N/A	Polished edge	N/A	A touch of glass	900mmW x 935mmH
Powder Room & WC					
Shower Screen	N/A	N/A	N/A	N/A	N/A
Mirror	N/A	Polished edge	N/A	A touch of glass	900mmW x 935mmH

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Joinery

Profile	Finish	Colour	Supplier	Size / Code	
Kitchen & Pantry					
Splashback	Horizontal	Tiled	TBA	100 x 400mm	
Splashback Grout		Color to match			
Benchtop	20mm Bench top with 20mm Front Edge	N/A	Osprey 3141	Caeserstone	Standard Range
Benchtop & Splashback (Upgrade Option)	20mm Bench top with 40mm Thickened edge and stone splashback.	N/A	Osprey 3141	Caeserstone	Standard Range
Benchtop & Splashback Natural Stone (Upgrade Option)	20mm Bench top with 40mm Thickened edge and stone splashback.	N/A	Carrara Marble		
Base Cabinets	Square Edge	Natural	White 200	Laminex	
Overhead Doors	Square Edge	Natural	White 200	Laminex	
Kickboard	Square Edge	Natural	White 200	Laminex	

Bathroom

Benchtop	20mm	N/A	Osprey 3141	Caeserstone	Standard Range
Base Cabinets	Square Edge	Natural	Pearl Grey 336	Laminex	
Kickboard	Square Edge	Natural	Pearl Grey 336	Laminex	

Ensuite

Benchtop	20mm	N/A	Osprey 3141	Caeserstone	
Base Cabinets	Square Edge	Natural	Pearl Grey 336	Laminex	
Kickboard	Square Edge	Natural	Pearl Grey 336	Laminex	

Powder Room & WC

Benchtop	20mm	N/A	Osprey 3141	Caeserstone	
Base Cabinets	Square Edge	Natural	Pearl Grey 336	Laminex	
Kickboard	Square Edge	Natural	Pearl Grey 336	Laminex	

Laundry

Splashback	Horizontal	Tiled	White	TBA	100 x 400mm
Splashback Grout		Color to match			
Benchtop	20mm	N/A	Osprey 3141	Caeserstone	
Base Cabinets	Square Edge	Natural	White 200	Laminex	
Overhead Doors	Square Edge	Natural	White 200	Laminex	
Kickboard	Square Edge	Natural	White 200	Laminex	

Cabinetry Hardware

Profile	Finish	Colour	Supplier	Size / Code
Kitchen	Horizontal	N/A	Chrome	Hale MX 43
Bathroom	Horizontal	N/A	Chrome	Hale MX 43
Ensuite	Horizontal	N/A	Chrome	Hale MX 43
Powder Room	Horizontal	N/A	Chrome	Hale MX 43

Appliances

Brand	Finish	Colour	Supplier	Size / Code
Smeg 600mm Appliances Standard Inclusions:				
Oven	600mm Electric	Stainless steel	Smeg	SA561X-9
Cooktop	600mm Gas	Stainless steel	Smeg	4 Burner CIR66X
Rangehood	600mm Electric	Stainless steel	Smeg	Under Mount PUM60X
Dishwasher	Under Bench	Stainless steel	Smeg	DWAU214X
Miele Appliances Upgrade Option :				
Oven	600mm Electric	Stainless steel	Miele	H2260B
Cooktop	600mm Gas	Stainless steel	Miele	KM2012G
Rangehood	600mm Electric	Stainless steel	Miele	DA3366
Dishwasher	N/A	N/A	N/A	N/A
Smeg 900mm Appliances Upgrade Option:				
Oven	900mm Electric	Stainless steel	Smeg	SFA9315XR
Cooktop	900mm Gas	Stainless steel	Smeg	6 Burner PGA96
Rangehood	900mm Electric	Stainless steel	Smeg	SA980CXA
Dishwasher	Under Bench	Stainless steel	Smeg	DWAU214X

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Air Conditioning

Location	Type	Colour	Qty	Size / Code	
Heating & Cooling Standard Inclusion:					
Split System	Living Room	Revercycle Cycle Wall mounted	White	1	5Kw
Split System	Master Bedroom	Revercycle Cycle Wall mounted	White	1	2.5Kw
Split System Upgrade Option:					
Multi-Head Split System	Living Room & Dining Room	Revercycle Cycle Wall mounted	White		7.1Kw
Split System	Bedrooms	Revercycle Cycle Wall mounted	White		2.5Kw
Split System	Multipurpose Room	Revercycle Cycle Wall mounted	White		2.5Kw
Reverse Cycle Ducted Heating & Cooling System Upgrade Option:					
Ducted Heating & Cooling	Ducting to all habitable rooms	Electrically Fully Ducted Reverse Cycle Heating & Cooling	N/A		Design Specific

Plumbing Fittings

Profile	Finish	Colour	Supplier	Size / Code	
Kitchen & Pantry					
Sink	Abey Entry	N/A	Stainless steel	Tradelink	1 3/4 Bowl
Sink Tapware	Milan	Gooseneck	Stainless Steel	Tradelink	MIBAC
Laundry					
Trough	Project	Inset Trough	Stainless steel	Tradelink	45L
Sink Mixer	Milan	Gooseneck	Stainless Steel	Tradelink	MIBAC
Bathroom					
Basin	Raymor Banjo	Squqre Drop in Basin with P&W	White	Tradelink	N/A
Basin Tapware	Milan	Pin lever mixer	Stainless Steel	Tradelink	N/A
Bath	Alpha Decina	Acrylic	White	Tradelink	1675 x 765mm
Bath Spout & Mixer	Milan	Wall Spout & Mixer	Stainless Steel	Tradelink	MIWBSC
Shower Head	Milan 3 Function	Misorc Shower on rail	Stainless Steel	Tradelink	MISORC
Shower Tapware	Milan	Pin lever wall mixer	Stainless Steel	Tradelink	N/A
Toilet	Raymor Derby	Soft close seat	White	Tradelink	BTW Suite
Toilet Roll Holder	Capri	CATRHC	Stainless Steel	Tradelink	
Towel Rail	Capri	CASTRC	Stainless Steel	Tradelink	900mm Double Rail
Ensuite					
Basin	Raymor Banjo	Squqre Drop in Basin with P&W	White	Tradelink	N/A
Basin Tapware	Milan	Pin lever mixer	Stainless Steel	Tradelink	N/A
Bath Mixer	N/A	N/A	Stainless Steel	Tradelink	N/A
Shower Head	Milan 3 Function	Misorc Shower on rail	Stainless Steel	Tradelink	N/A
Shower Tapware	Milan	Pin lever wall mixer	Stainless Steel	Tradelink	N/A
Toilet	Raymor Derby	Soft close seat	White	Tradelink	BTW Suite
Toilet Roll Holder	Capri	CATRHC	Stainless Steel	Tradelink	
Towel Rail	Capri	CASTRC	Stainless Steel	Tradelink	900mm Double Rail
Powder Room					
Basin	Raymor lawson	Ovel drop in	White	Tradelink	N/A
Basin Tapware	Milan	Pin lever mixer	Stainless Steel	Tradelink	N/A
Toilet	Raymor Derby	Soft close seat	White	Tradelink	BTW Suite
Toilet Roll Holder	Capri	CATRHC	Stainless Steel	Tradelink	900mm
Towel Ring	Capri	Round CATRC	Stainless Steel	Tradelink	N/A
WC					
Basin	Raymor Burke	Rectangular Wall Hung	White	Tradelink	463 x 260mm - RH/LH
Basin Tapware	Milan	Pin lever mixer	Stainless Steel	Tradelink	N/A
Toilet	Raymor Derby	Soft close seat	White	Tradelink	BTW Suite
Toilet Roll Holder	Capri	CATRHC	Stainless Steel	Tradelink	
Towel Ring	Capri	CASTRC	Stainless Steel	Tradelink	

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Wet Area Tiling

	Profile	Finish	Colour	Supplier	Size / Code
Bathroom - Ground Floor					
Wall	Tile	Gloss Tile	White	TBC	400x100mm
Wall Grout			Color to match		
Floor	Tile		Belga Grey	Beaumonts	
Floor Grout			Color to match		
Vanity Splashback	Tile	Gloss Tile	White	TBC	400x100mm
Splashback Grout			Color to match		
Bath Hob	Tile	Gloss Tile	White		400x100mm
Hob Grout			Color to match		
Bathroom - First Floor					
Wall	Tile	Gloss Tile	White	TBC	400x100mm
Wall Grout			Color to match		
Floor	Tile		Belga Grey	Beaumonts	
Floor Grout			Color to match		
Vanity Splashback	Tile	Gloss Tile	White	TBC	400x100mm
Splashback Grout			Color to match		
Bath Hob	Tile	Gloss Tile	White	TBC	400x100mm
Hob Grout			Color to match		
Ensuite					
Wall	Tile	Gloss Tile	White	TBC	400x100mm
Wall Grout			Color to match		
Floor	Tile		Belga Grey	Beaumonts	
Floor Grout			Color to match		
Vanity Splashback	Tile	Gloss Tile	White	TBC	400x100mm
Splashback Grout			Color to match		
Powder Room & WC					
Floor	Tile		Belga Grey	Beaumonts	
Floor Grout			Color to match		
Vanity Splashback	Tile	Gloss Tile	White	TBC	400x100mm
Splashback Grout			Color to match		
Laundry					
Floor	Tile		Belga Grey	Beaumonts	
Floor Grout			Color to match		
Trough Splashback	Tile	Gloss Tile	White	TBC	400x100mm
Splashback Grout			Color to match		

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Floor Coverings House Types A1,B,C,F,G & I

	Profile	Finish	Colour	Supplier	Size / Code
Entry & Hallway Tiles					
Tile	Tile		Belga Grey	Beaumonts	
Grout			Color to match		
Kitchen Tiles					
Tile	Tile		Belga Grey	Beaumonts	
Grout			Color to match		
Living & Dining					
Carpet	Ballad Range	Cut Pile Plush	775 Storm Grey	Godfrey Hirst	
Upgrade Option: Kitchen, Living/Dining Room, Entry & Hallway Category 3					
Engineered Timber Flooring	14mm		Sandy Oak	Balmain	BAL14SO
Stairs					
Carpet	Ballad Range	Cut Pile Plush	775 Storm Grey	Godfrey Hirst	
Stair Upgrade Option:					
Vic Ash		Clear Finish	Vic Ash	Slattery	N/A
First Floor Hallways, Bedrooms & Multipurpose Room					
Carpet	Ballad Range	Cut Pile Plush	775 Storm Grey	Godfrey Hirst	
Balcony Tiles					
Tile	Tile		Belga Grey	Beaumonts	TBC
Grout			Color to match		

Floor Coverings House Types A3,D & H

	Profile	Finish	Colour	Supplier	Size / Code
Entry & Hallway					
Floating Flooring	14mm		Sandy Oak	Balmain	BAL14SO
Kitchen Category					
Floating Flooring	14mm		Sandy Oak	Balmain	BAL14SO
Bathrooms & Enuites Tiles					
Tile	Tile		Belga Grey	Beaumonts	
Grout					

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Living & Dining Category

Carpet	Ballad Range	Cut Pile Plush	775 Storm Grey	Godfrey Hirst
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Stairs

Carpet	Ballad Range	Cut Pile Plush	775 Storm Grey	Godfrey Hirst
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Stair Updgrade Option:

Vic Ash	Clear Finish	Vic Ash	Slattery	N/A
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First Floor Hallways, Bedrooms & Multipurpose Room

Carpet	Ballad Range	Cut Pile Plush	775 Storm Grey	Godfrey Hirst
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Balcony Tiles

Tile	Tile	Belga Grey	Beaumonts	TBC
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Grout	Color to match
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Authorisation

Please sign and date to indicate the information is correct and that you have read and understood this document

Home Owner 1	Date
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Home Owner 2	Date
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Builder's Representative	Date
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*The owner acknowledges the colour boards are to be used as a guide only, products can vary.

*The builder has the right to replace products with equivalent quality products. Colours may vary due to product replacement.