



# TULLIPAN HOMES

## Schedule of Finishes

CLIENT:

MANTILLA #6269

SITE ADDRESS:

LOT 6 PADDOCK CLOSE, ELERMORE VALE

*Please indicate rough colour selections to submit to Council:*

Face Bricks: \_\_\_\_\_

Painted Cladding: \_\_\_\_\_

Roof Tiles: \_\_\_\_\_

Gutter: \_\_\_\_\_

Fascia: \_\_\_\_\_

Downpipes: \_\_\_\_\_

Window Frames: \_\_\_\_\_

Front Door: \_\_\_\_\_

Garage Door: \_\_\_\_\_

External Railings: \_\_\_\_\_

to price glass railing if affordable





# TULLIPAN HOMES

## Client Selection Sheets

<b>CLIENT:</b>	Mr & Mrs John & Charina Mantilla	<b>Date:</b>	14/07/2015
<b>SITE ADDRESS:</b>	<b>Lot 6 Paddock Close, Elmore Vale</b>		
<b>HOME ADDRESS:</b>	17 Valleyview Crescent, Glendale NSW 2285		
<b>CONTACT No's:</b>	<b>Email:</b> johnmmd@mantillaph.net	<b>Mob:</b>	0439 383 622

**PLEASE NOTE:** Read carefully before initialing each page & signing the final page.

The following selection sheets are to be completed by the client with each page signed in the space provided. A selection is required for each item listed, where an item is not applicable to your home please record N/A.

All selection sheets must be completed and signed off prior to signing contracts and commencement of building works. Following sign off of this document, no changes will be accepted by Tullipan Homes.

For assistance regarding your selections, please refer to our separate **Selection Guide**. Each item requires a selection to be made, and are numbered in accordance with the Selection Guide to assist you with each step in finalising your selections.

### DECLARATION

I/We **Mr & Mrs John & Charina Mantilla** being (the Owners) have carefully read and checked the below selections and certify them to be correct. Any changes to this initial selection shall not be considered until received in writing; verbal instructions shall not be accepted. I/We understand that any variation to our Tender inclusions will incur a cost variation. Changes to the original Contract inclusions will invoke a variation to the contract sum.

**CLIENT'S SIGNATURE/S:**.....

**DATE:**.....

EXTERNAL FINISHES

FACE BRICKS

\*Note: Please refer to separate Brick selection sheets for cost variations

BRICKS – BRAND: PGH BRICKS  
BRICK SERIES/NAME: LIFESTYLE RANGE ‘PERISHER’  
MORTAR COLOUR: OFF WHITE  
JOINTS: FLUSH  
SIKAFLEX PRO – EXPANSION JOINT. OFF WHITE

Selection of Face Bricks ;

\*Note: The supply of clay fired brick are subject to “ Terms of sale conditions “. These conditions relate to acceptance that product variation in Size, Colour & Texture of the bricks supplied does occur. Please request a copy of these conditions from your chosen brick supply company, prior to final selection.

EXTERNAL CLADDING

STYLE: Weathertex Millwood smooth weatherboards, as per plans

ROOFING

TILES BRAND: CSR Monier  
PROFILE: TRADITIONAL  
COLOUR: WOLLEMI  
SARKING: YES

DRAINAGE

FASCIA: COLOUR: Colorbond ‘SURFMIST’  
GUTTERING: COLOUR: Colorbond ‘WOODLAND GREY’  
DOWNPIPE: COLOUR: Colorbond ‘SURFMIST’  
ABOVE GROUND WATER TANKS COLOUR (if applicable): Colorbond ‘SURFMIST’

GARAGE DOORS

STYLE: NATIVE SERIES  
COLOUR: TO BE ADVISED  
ELECTRIC OPERATION: YES Additional handsets: YES / NO (4 x HANDSETS ALREADY INCLUDED)

see tender, back to colorbond panel lift, color to be similar to the hume timber door...

WINDOWS & Sliding Doors, Bi-Folds etc :

FRAME COLOUR: SURFMIST  
GLASS TO BATHROOM 1 & 2 & ENSUITE WINDOWS: OBSCURE

FLYSCREENS:

Aluminium framed aluminium mesh flyscreens to all windows & sliding glass doors, with the exception of Meals & Activity sliding doors which now include diamond grill security screen doors.

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**EXTERNAL HANDRAILS / SHADE DEVICES**

DESIGN: HR40 GLASS

COLOUR: SURFMIST

PRIVACY SCREENS: POWDERCOAT ALUMINIUM PRIVACY SCREEN AS PER PLAN

COLOUR: WOODLAND GREY

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refer to tender, back to aluminum hand rails but will ask Mark for a pricing for glass rails to balcony (if affordable)

**INTERNAL FINISHES**

**INSULATION**

CEILING INSULATION: TYPE: Glasswool: R-Value: 3.0  
WALL INSULATION: TYPE: Glasswool: R-Value: 2.0

**INTERIOR LININGS**

CORNICE STYLE: 90mm COVE CORNICE  
ROOMS: Throughout

**FLOOR COVERINGS**

**CARPET:**

CARPET SELECTION: CARPET CALL – HAWKINS ‘GRIGIO  
ROOMS: Ground Floor: Rumpus, Office, Bed 4, hallway between Rumpus & Bath 2, Linen & Broom. First Floor: Media, Study, Bed 1 & WIR, Bed 2 & Robe, Bed 3 & Robe, Linen, Hallway between Bedrooms finishing where the Linen finishes & Stairs & upper hall to Activity.

TILED (ROOMS): *Separate selection sheet for wet area floor & wall tiling to be confirmed* see modern tiles latest revised selection

**SKIRTING & ARCHITRAVES:**

SKIRTING BOARDS & ARCHITRAVES: 66 x 18mm to Skirtings, Window, Door & Sliding Door Architraves  
PROFILE: Half Splayed

**DOORS**

FRONT DOOR: HUME 1200mm WIDE ‘BFR8’ MAPLE TIMBER GLAZING: GREY TINT  
SIDE LIGHTS: 2 x GLAZED SIDE LIGHTS GLAZING: GREY TINT  
EXTERNAL LAUNDRY DOOR: HUMES ‘FLUSH FINISH’ SOLID CORE DOOR  
INTERNAL DOORS – STYLE: ACCENT Range – ‘HA5’  
HUMES SMARTROBES (if any):  
DOOR STYLE: AS PER ABOVE  
TRACKS (top & bottom): WHITE

is this bush fire compliant as per council? if yes - go

**DOOR FURNITURE (GAINSBOROUGH)**

FRONT DOOR FURNITURE: TRILOCK 3 in 1 Security: ANGULAR LEVER  
DEADLOCK TO EXT. DOORS: YES  
LAUNDRY/SUB FLOOR DOOR FURNITURE: CONTRACTOR SERIES LEVER: OLIVE  
INTERNAL DOOR FURNITURE: CONTRACTOR SERIES LEVER: OLIVE  
DOOR STOP STYLE: 6207 Cushion Door Stop & 6205 Floor stops to Wet Areas  
CAVITY SLIDING DOORS: CIRCULAR  
FINISH TO ABOVE DOOR FURNITURE: SATIN CHROME

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## INTERNAL STAIRS

- **Custom built** Timber internal staircase specification:
  - Design & Layout as indicated on plans.
  - Pine stringers (the side timbers which house the treads & risers)
  - Pine handrails
  - Pine posts
  - Stop chamfered style Pine balusters (the vertical members of the railings)
  - Craftwood treads & closed risers.
  - **Note:** Suitable for Carpet Finish by Builders

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## SHOWERSCREENS & MIRRORS

### SHOWERSCREENS:

BATHROOM 1: STYLE: **SEMI FRAMELESS SERIES 9320** COLOUR: **Polished Chrome**

BATHROOM 2 STYLE: **SEMI FRAMELESS SERIES 9320** COLOUR: **Polished Chrome**

ENSUITE: STYLE: **SEMI FRAMELESS SERIES 9320** COLOUR: **Polished Chrome**

### MIRRORS:

BATHROOM 1: **Frameless Polished Edge**

BATHROOM 2: **Frameless Polished Edge**

ENSUITE: **Frameless Polished Edge**

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mirror for the powder room to be same: Frameless Polished Edge



# TULLIPAN HOMES



## Paint Selections

CLIENT: Mr & Mrs John & Charina Mantilla Date: .....

SITE ADDRESS: Lot 6 Paddock Close, Elmore Vale Signed: .....

At Tullipan Homes we offer a large selection of colours from Taubmans paints. Reference should be made to your tender for the painting specifications included for your home.

" INTERNAL "	FINISH SELECTION	CODE	COLOUR
Ceilings	Flat	#	
Walls	Low Sheen	#	
Woodwork: Skirting, Architrave's, shelf supports etc Doors (Internal) Stair Timbers, Stringer, Posts, Balusters	Full Gloss Enamel	#	
" EXTERNAL "	FINISH SELECTION	CODE	COLOUR
Front Door (Exterior surface)	Polyurethane Sealer		
Front Door (Interior surface)	Polyurethane Sealer		
<i>**If Stain required please select from CABOT'S range of stains**</i>			
Other External Doors (Exterior surface)	Full Gloss Enamel		
Other External Doors (Interior surface)	Full Gloss Enamel		
Eaves	All Weather Exterior Matt		
Meter Box	All Weather Exterior Low Sheen		
External Cladding	All Weather Exterior Low Sheen		

to follow

\* PLEASE NOTE: Dark colours chosen for the external doors may provoke warping, particularly where they will be subject to exposure to direct sunlight. In such cases we advise against such a selection and that we hold no responsibility for damage which occurs as a result of such a selection