SPECIFICATIONS

CONSTRUCTION
• 2c face brickwork from builders standard range
• Colorbond roof with whirly bird & eave vents from builders standard range
• Clay tiled roof from builders standard range
• 25 degree roof pitch
• H2 treated timber to roof structure
• Brick paved driveway up to 6m long, 1m wide driveway path, porch/verandah & alfresco (if applicable) from builders standard range
• PVC retic pipe under driveway
• Aluminium powdercoated windows & sliding doors including flyscreens
• 5mm glazing to all windows & sliding doors
• Double power points throughout
• Double clay brick construction
• 25 year structural guarantee
• 4 month maintenance period
• Storm slotted overflow gutters
• R&1 insulation batts [not blow in]
• Engineer approved D10 steel reinforced concrete slab
• Metal corner plaster beads to main living trafficable areas
• Fibre cement lining to all external ceilings & garage
• Full painting excluding internal walls
• Electrical safety switches
• Mains powered smoke detectors
• Garden taps x 2
• Flush panel doors internally
• Gainsborough Instyle lever series internal door furniture
• Duracote tempered hardboard door to garage
• Natural grey grano hardstand to garage
• Timber front entry door frame
• Gainsborough terrace entrance set & single cylinder deadlock to front entry door
• White melamine shelf to robes with chrome hanging rod
• Doors to robes in beds 2, 3 & 4
• Double enclosed garage with auto sectional door (3 controllers)
• Communications package including telephone, TV and data point (National Broadband Network ready)

ENSUITE/BATHROOM
• Hand held shower rose with rail to ensuite/bathroom showers
• Clear glazed pivot door & panel to the shower in bathroom & ensuite
• Stylish white vitreous china basins to bathroom & ensuite

KITCHEN
• 20mm granite or engineered stone bench tops from builders standard range
• Stainless steel double bowl sink with internal drainer from builders standard range
• 900mm stainless steel gas hot plate (5 burner)
• 900mm stainless steel canopy rangehood (flumed) with tiled splashback

LAUNDRY
• 160L 5-star rated storage hot water system
• 45L stainless steel trough & white cabinet
• 2 x rows of tiling above trough from builders display boards
• Floor tiling included to laundry/WC from builders display boards
• Automatic washing machine taps
• Chrome floor waste

CONTRACT
• HIA lump sum fixed price building contract
• Indemnity insurance
• Public liability, workers compensation & contract works insurance
• Water authority standard fees
• Standard shire & building application fees