

DEFINITIVE SPECIFICATION



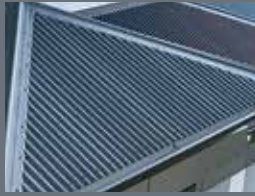
20mm Stone benchtops (not laminate), rangehood and tiled splashback to kitchen



5mm Armani internally glazed windows for safety & security (not 3mm external glazed)



20mm Stone benchtops to bathroom & ensuite (not laminate)



Colorbond® roof from builder's standard range



NBN ready communication package



Energy Saving LED downlights throughout (not bayonets)



Gas boosted instantaneous 6 star hot water system (not storage system)



Upgraded 8mm galvanised lintels above all openings (industry standard 6mm)



Upgraded soft closing cabinet doors and drawers to kitchen, ensuite & bathroom

CONSTRUCTION

- 25 year structural guarantee
- 4 month maintenance period
- Termite treatment and certificate
- Engineer approved D10 steel reinforced concrete slab
- Natural grey grano hardstand to Garage
- Double clay brick construction
- Painted sand finish render to front elevation with two colours
- 2c face brickwork to side and rear elevations from Builders standard range
- Steel truss roof frame
- Colorbond roof cover from Builders standard range with 25 degree roof pitch
- Storm slotted Colorbond overflow gutters and Colorbond fascia
- R4.0 insulation batts
- Gyprock ceilings with Cove cornice throughout excluding Garage
- Fibre cement lining to all external ceilings and Garage
- Float and set to internal walls with metal corner plaster beads to main living trafficable areas
- Raking bulkheads as indicated
- Double Garage enclosed with Colorbond sectional door
- Brick paved driveway up to 6m long, driveway path, Porch and Courtyard from Builders standard range
- PVC reticulation pipe under driveway
- Aluminium powder coated windows and sliding doors including flyscreens
- 5mm glazing to all windows and sliding doors with key locks
- Timber entry door frame with Hume Vacluse entrance door
- Duracote tempered hardboard door to Garage
- Flush panel doors internally

- Whitco lever door furniture throughout
- LED downlights throughout (excluding Garage)
- Double power points throughout
- Electrical safety switches
- Communications package including phone, TV and data point (NBN ready)
- Mains powered smoke detectors
- Full painting excluding internal walls
- White melamine shelf to robes with chrome hanging rod
- External cavity wall insulation throughout as required*
- Doors to Bedroom built in robes and Laundry
- Garden taps x 2

ENSUITE / BATHROOM / WC

- 20mm engineered stone benchtops
- Colour laminate doors with ABS edging and architectural handles
- Fully framed vanity length mirror
- Stylish white vitreous china basins
- White china toilet suites
- 1525mm white acrylic bath to Bathroom
- Alder Tapware all directional shower head to showers
- Alder Tapware chrome mixers to basins, baths and showers
- Alder Tapware chrome towel rails and toilet roll holders
- 2000mm high tiling to showers from Builders standard range
- Floor and skirting tiles (1 row) from Builders standard range
- Mitred tiling
- Obscure glass to external wet area windows
- Flumed exhaust fans with draft stoppers (flumed externally)
- Clear glazed framed pivot door and return to shower
- Privacy latch to doors (x3)

KITCHEN

- 20mm engineered stone benchtops
- Colour laminate doors with ABS edging and architectural handles
- Soft closing mechanism to all doors and drawers
- 900mm stainless steel gas cooktop (5 burner)
- 900mm stainless steel canopy rangehood (flumed externally)
- 600mm electric underbench oven
- Tiled splashback to underside of rangehood and one row above benchtop
- Dishwasher recess with cold tap and single GPO
- Stainless steel inset sink with chrome mixer to Kitchen

LAUNDRY

- Stainless steel Laundry trough and white metal cabinet
- Alder Tapware chrome mixer to trough
- Automatic washing machine taps
- 2x rows of tiles above trough
- Floor and skirting tiles (1 row) from Builders standard range
- Gas continuous flow hot water system

CONTRACT

- Fixed price building contract
- Indemnity insurance
- Public liability, contract works and workers compensation insurance
- Standard water authority and shire building application fees
- Stormwater disposal to comply with shire requirements
- Housing Industry Association and Master Builders Association members

*Conditions apply. *Photos are for illustrative purposes only.

