

STANDARD SPECIFICATIONS

- Fixed price contract
- Plan specifications, soil test, permits and insurances
- Three month maintenance
- 6 star energy report
- BAL rating to 12.5
- Service connections based on 700sqm block, 4.5m setback and up to 300mm fall

EXTERIOR

- Standard facade
- Class 'M' waffle pad
- Termite Resistant Frames
- 2400 Wall Height
- Monier concrete roof tiles – builders range or Colorbond metal roof
- 22 degree pitch
- Clay bricks – builders range category 1
- Colorbond fascia
- Quad guttering
- Aluminium sliding windows with flyscreens
- Light weight infill above windows as per plan.
- Verandah, Patio and outdoor living area – Natural concrete

KITCHEN

- Laminate base and overhead cupboards
- Laminate post form bench tops
- Built in pantry with 4 melamine shelves
- Bank of 4 drawers with cutlery insert to top drawer
- Technika 600mm oven - category 1
- Technika 600mm gas hotplates - category 1
- Technika 600mm slide out range hood - category 1
- Bellissimo stainless steel dishwasher - category 1
- Stainless steel sink 1 ¾ bowl
- Tile splash back – builders range

BATHROOM, ENSUITE & LAUNDRY

- Laminate vanity
- Regency semi framed shower screen with pivot door
- Polymarble shower base
- Regency polished edge fixed wall mirror
- Stylus Maxton acrylic bath 1525mm white
- Caroma Cosmo single towel rail
- Ceiling exhaust fans above shower

BASINS, TAPWARE & WC

- Stylus Symphony hand basin
- Stylus Venecia mixer taps
- Cadet tap ware for basins, bath & showers
- Caroma Prima toilet suite
- Caroma Cosmo toilet roll holders
- Clark 45 litre Stainless Steel drop-in tub into single laminate cupboard

TILING

- Tiling – builders range to designated floor areas - Ensuite, Bathroom, WC & Laundry
- Walls & Bath hob – builders range

DOORS & DOOR FURNITURE

- Corinthian front entry door – builders range
- Aluminium front entry door frame
- Laundry – aluminium sliding door
- Corinthian Redicote internal flush panel doors
- Regency Vinyl/plaster infill sliding doors to robes
- Dynamic roller door to garage with remote control
- Lockwood entry set – builders range
- Lockwood lever passage set – builders range
- Cushion Door stops - white
- Single bevelled 67mm x 18mm MDF skirting and architraves

PLASTER

- Plaster 10mm with WR board to wet areas
- 55mm cove cornice

INSULATION

- Insulation pending energy report
- Sisalation to external wall frames
- Ceilings R 2.5 batts
- Walls R 1.5 batts

ELECTRICAL

- Clipsal batten holder ceiling lights – as per plans and project specifications
- Clipsal double power points as per plans and project specifications
- TV antenna to two points
- Smoke detectors as per regulations
- External batten holders as per plan

PLUMBING

- 135 litre gas hot water service
- Water tank & pump connected to WC
- Front and rear garden taps
- Ducted gas heating to living rooms and bedrooms

PAINTING

- Interior – builders 2-coat system. 1 colour throughout

Double storey plans and inclusions as per standard, information on request.