

## Specifications

Unless otherwise specified, all selections from builders standard range

### General

- HIA Lump Sum Fixed Price Building Contract
- Specification may alter without notice (Refer to final contract documents)
- Building Indemnity Insurance
- Six year Structural Warranty
- Twelve month maintenance period
- Site contour survey
- Engineers soil report (if required)
- All drawing and plan preparation
- Shire & Water Corporation application fees for standard houses (excluding planning fees)
- Termite treatment to slab and perimeter
- Two external garden taps
- Interior house & exterior site clean
- 10m sewer run from last fixture
- Gas run in up to 10m
- Water run in up to 10m
- Telephone and underground power run in up to 10m
- Hot water anti-scald valves
- Color consultancy assistance

### Brickwork

- Strength & durability of clay brick construction from builder's standard range
- Choice of brickwork joints with cream mortar

### Aluminium Windows

- Aluminium windows, bolt lock sliding doors and vent lock windows with security key locks
- Fly screens to all windows and sliding glass doors

### Roof Cover

- Generous selection of roof tiles from builders standard range
- Zincalume Ovolo slotted gutters & downpipes (Rain head conical where indicated)
- Timber framed roof structure

### Garage

- Garage as per plans with 100mm grey grano hardstand
- Sectional garage door with three remote controls

### Doors Specification

- Corinthian panelcarve entry doors
- Solidor-duracote tempered hardboard door to garage access
- Internal redicote flush panel doors
- Weather draft seals to entry door sills
- Metal door frames to all internal doors

### Door Furniture

- Quality gainsborough door handles throughout
- Privacy latches to ensuite, bathroom and wc

### Internal Walls & Ceilings

- CSR gyprock ceilings with 75mm Westcove cornices
- 10mm hard wall plastered walls throughout
- Protective metal corner beading to internal walls as specified by builder

### Insulation

- R3.0 insulation to house and garage area

### Painter

- All internal and external painting, excluding internal walls

### Cabinetmaker

- Standard laminated tops & doors
- Dishwasher recess

### Sanitary Ware

- Vitreous china basins
- 45 litre stainless steel laundry trough
- Acrylic (1525mm) dual arm support bath
- Stainless steel sink 1 3/4 bowls w/-designer basket
- Close coupled china pans & cisterns
- Chrome plated brass taps

### Wet Areas

- Mirrors over vanities
- Shower screens
- Designer bath accessories
- Generous allowance for ceramic wall and floor tiles at \$40.00sqm retail
- Tiling – floor and 1 tile high skirting to wet areas (200 x 200mm tiles)
- 1800mm high ceramic tiling to shower recess
- Laundry & WC floor tiles
- One row skirting wall tiling (200mm x 200mm tiles) including over vanity

### Electrical

- Ample power & light points
- Hardwired smoke detectors
- External light point outside every external door
- Exhaust fans to ensuite & WC flumed to external air
- RCD safety switch to all power point circuits & lighting circuits

### Appliances

- Electric stainless steel fan forced oven
- Gas cook top
- Stainless steel canopy range hood with three speed motor for optimum control

### Hot Water System

- Five star 135L storage gas hwu

### Shelving Specification

- White melamine shelving to robes with chrome hanging rail
- Four equally spaced melamine shelving to pantry and linen

### Paving

- Refer to General Works

## DELUXE SPECIFICATIONS

### Cabinet tops

- Kitchen 20mm stone top

### Appliances

- Upgrade to 900mm appliances

### Hot Water

- Five star 170L storage gas hwu

### Tiling

- \$44.00sqm retail 2m high tiling to shower recess
- Mitred tile edges

### Doors

- Corinthian solid carve entry doors

### Roof

- 25 degree timber framed roof structure