

EXTERIOR

- Brick Veneer Construction with Bricks from Standard Range, natural rake, ironed or flush mortar joints
- Concrete roof tiles from Standard Builder's Range
- Roof Pitch 22.5 Degree
- Eaves to roof – subject to design
- Aluminium powder coated window frames incl. locks
- Colorbond steel Fascia , Quad gutter & Downpipes
- Front Door from Standard Builder's Range
- Entrance Set & Dead lock to all external hinged doors
- Brickwork above all windows & doors

INTERIOR

- 2400mm ceiling height throughout
- Standard 75mm Scotia Cornice
- MDF Architraves 67x18mm Pencil Round (Gloss finish)
- MDF Skirtings 67x18mm Pencil Round (Gloss finish)
- Flush Panel doors (Gloss finish)
- Cushion Door Stops
- Door Furniture from Builder's Standard Range
- Built in Robes (Mirror doors) with one melamine shelf & hanging rod (as shown on plan)
- Linen press with 4 melamine shelves, as shown on plan
- Walls (1 colour) & Ceilings (1 colour)
- Smoke detectors hard wired with battery backup
- R-1.0 Anti Glare Sisalation to all external walls
- R-1.5 Glass wool Batts to all external walls
- R-3.5 Glass wool ceiling Batts to Roof space
- Raven Door Seals to bottom of front entry door
- Carpet from Builder's Range (as per plan)
- Floor tiles from Builder's Range (as per plan)
- Gas ducted heating system (as per house design)

KITCHEN

- Laminated cabinets fully lined with melamine shelves
- Laminated Bench tops – Square Edge
- Laminated Overhead cupboards (as per plan)
- 1 & ¾ bowl stainless steel sink
- Flick Mixer Sink Tap
- Ceramic Tile Splash back above bench top
- Power point and Cold water point for dishwasher

GARAGE DOORS

- Standard Builder's Range Panel Lift Garage Door (Manually operated)

Site costs

- Standard Site Costs are based on 650m2 block with up to 300mm fall using Cut & Fill
- "M" class slab
- Up to N2 (W33N) wind rating
- Up to 5.00m Setback
- Underground power connection up to 12.0lin m
- Termite Protection
- Fall Protection (Safety Handrail)
- Rock excavation and spoil removal
- Temporary Fencing
- Council Asset Protection Fees
- 5 Star Energy Rating Included

APPLIANCES & HWS

- European 600mm S/Steel Fan forced electric Oven
- European 600mm S/Steel Gas Hot Plate
- European 600mm S/Steel Slideout Rangehood (REC)
- Solar Gas boosted Hot Water Service

BATHROOM/ENSUITE/POWDER ROOM/WC

- Floor : Tiled with Builder's standard Range floor tiles and tile skirtings to Wet Areas
- Walls: Tiled with Builder's standard Range of ceramic wall tiles as per council requirements
- Bath: White acrylic size as per Design
- Shower Bases: Poly-marble White
- Shower Screens: Executive Semi Frameless
- Mirror: Frameless to width of vanity (Max. H=900mm)
- Taps: Standard Builder's Range
- Toilet: Standard Builder's Range (Dual flush / White)
- Accessories:
Standard Range Towel Rails
Standard Range Toilet Roll Holders

LAUNDRY

- Floors: Tiled with Builder's Standard Range of ceramic floor tiles and skirting tiles to tiled areas
- Walls: Tiled with Standard Builder's Range of ceramic wall tiles as per council requirements
- Tub: 45 lit. single S/Steel bowl with bypass & white cabinet
- Tap: Standard Builder's Range tap and washing machine Stops

ELECTRICAL

- Standard (white) Power Points as per electrical plans
- Light Points: 100mm recessed 240V down lights
- TV points: 2 off
- Phone points: 2 off
- 2 Heat/1 Light/1 Fan Unit to bathroom & En suite

These specifications form part of the building contract. The owner shall, therefore ensure that the project specifications are fully and accurately completed to suit the particular design including any special requirements, and that all copies agree in every respect