

EXTERNAL FEATURES

SLAB		'H1' Class Waffle-pod Concrete Slab Kordon Termite Treatment system 100mm Reinforced Concrete Slab in Alfresco
BRICKWORK		Clay Single Height Face Bricks from PGH Builders Range
MORTAR JOINTS		White colour raked joints
ROOF COVER		Colorbond Roof Sheets
ROOF PLUMBING		Colorbond metal fascia and barge 180mm Colorbond Fascia & Gutter 90mm painted PVC downpipes
DOORS	Front	Solid Core Maple Timber Stained Door Furniture - Entry Set with Deadlock
	Garage	Solid Core 1/3 Glass, Door Furniture - Entry Set with Deadlock
	Side	Solid Core 1/3 Glass, Door Furniture - Entry Set with Deadlock
FRAME		70mm T2 Termite Treated Pine Timber Framing
WINDOWS		Powder-coated Sliding Aluminium Frames Powder-coated Double-Hung Aluminium Frames Bathroom, Ensuite and Toilet Windows are Satinlite Glass (Vented if Required)
SCREENS		Security Screens supplied to all Windows (excluding Hoppers) and External Doors
POSTS		135X135 Kwila Timber Posts with T-Blade Post Supports 350x350 Brick Piers
GARAGE		Colorbond panel-lift door - 2100mm x 4800mm wide

INTERNAL FEATURES

CEILING HEIGHT	2550mm to single storey only
LININGS	Plasterboard finishes to all internal walls Recessed Edge Villaboard Sheeting to walls in Wet areas as required Plasterboard finishes to all Internal Ceilings including Alfresco
MOULDINGS	90mm Cove Cornice 42 x 11 Finger Jointed Pine H3 Treated Architrave 68 x 11 Finger Jointed Pine H3 Treated Skirting
DOORS	Interior Flush Doors Door Furniture - Lever Handles
WARDROBES	Carpenter Built wardrobe with one (1) MDF Shelf, Single chrome hanging rail with Mirrored sliding doors



INTERNAL FINISHES

FLOOR COVERINGS

Floor Tiles	Selected from Builders range - Floor tiles to main floor, laundry, bathroom, ensuite, Shower base, powder room and water closet as per working drawings
Wall Tiles	Selected from Builders range and as per working drawings Shower Recess Walls include Feature Tile
Skirting Tile	Tiled Skirting From Builders Range
Grout	Grout Colour is white to walls and neutral to Floors
Carpets	Selected from Builders Range to bedrooms and media room

PAINTING INTERNAL

Ceilings	One sealer coat and two coats of white Flat Acrylic
Walls	One sealer coat and two coats of Washable Acrylic
Doors	Sealer coat with enamel gloss top coat

PAINTING EXTERNAL

Front Door	Sealer undercoat with enamel gloss top coats
Cedar Joinery	Three clear coats
Downpipes	Painted to match brickwork or render colour
Soffits	Low sheen acrylic (One Colour)

KITCHEN

COOKTOP	Stainless Steel 5 Burner gas cooktop 700mm wide
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RANGE HOOD

Stainless Steel Box Style Canopy Rangehood
900mm Wide

OVEN	Stainless Steel Built in Electric Oven 600mm wide
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DISH WASHER

Stainless Steel Dishwasher 600mm wide

KITCHEN SINK

1 3/4 Bowl Stainless Steel from Builders Range

TAP	Single Lever Mixer Selected from Builders Range
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CABINETS	Floor Cabinets - From standard laminate "Stainless Steel" Laminate Kicks Soft close hinges and drawers
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BENCHES	20mm "Composite" Stone Benches
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BATHROOM & LAUNDRY

MIRROR	Polished Edge Mirror Length of Vanity and 900mm High
SHOWER SCREEN	Clear Glass Pivot Door, Semi-Frameless Polished Aluminium Frame
BATH	White Acrylic Bath 1500, 1700 or 1800 Depending on design
TAPS & OUTLETS	
Basin	Top Mounted Lever Handle Mixer
Shower	Wall Mounted Lever Handle Mixer
Bath	Wall Mounted Lever Handle Mixer
W.C Suites	White Vitreous China close coupled toilet suite
Vanity	Vanity with 20mm "Composite" Stone Tops and Vessel Basins
Shower Rail	Choice of Adjustable Shower on Rail or Ceiling Mounted Shower Head
Fixtures	Toilet Roll Holders & Towel Holders, Selected from Builders Range
Laundry Tub	45L Single inset bowl stainless, 800mm Cupboard, Post formed or square edged laminate top, selected from Builders Range
Hot Water	20 L per min Gas Hot Water System

ELECTRICAL & GAS

GAS	Gas Connection to Cooktop and HWS from main line or bottled gas
AIR CONDITIONER	7.1 Kw Split System Air Conditioner To Main Living
LIGHT FIXTURES	Recessed Down-lights to all Living areas Fan Lights in Bedrooms Florescent Light to Garage and Alfresco Two Light Extractor Fan to Bathroom and Ensuite
SMOKE DETECTORS	Hardwired Smoke Alarms In Accordance with BCA
COMMUNICATION	Two Phone Points Two Television Points One Television Antenna
CEILING FANS	One Ceiling Fan with Light fitted to each Bedroom



LANDSCAPING

DRIVEWAY	Exposed Aggregate Concrete Driveway in accordance with council regulations including ground preparation for level site
PATHS	Exposed Aggregate Concrete Path to door
ALFRESCO	Exposed Aggregate Concrete Alfresco slab
FENCING	Fully Fenced Yard with 1.8 Metre High Plain Timber Fence with 100mm CCA Pine Palings and Galvanised Steel Pedestrian Gate one side and Double Gates if applicable to other side
TURF	Levelling of site and ground preparation landscaping gardens and for laying of premium Organic Soil and 'A' Grade couch.

GARDENS

Gardens to Front of House with Mulch and Premium Plant Selections (Min 10sqm)

DRAINAGE	Minimum of Four (4) pit drains in yard for adequate drainage
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CLOTHESLINE

Clothesline from Builders Range - The position is to be discussed with Builder

LETTERBOX

Installation of Brick Letter Box to Match House from Builders Range

GENERAL

Working Drawing of Your Design
 6 Star Energy Rating Complete with Energy Report
 Soil Test and Report
 Fixed Price Contract after soil test and foundation design
 All Certifier, Council Fees and BSA Insurance
 Fixed Price Cut and Fill for house
 Engineer designed Footing and Slab
 Termite Protection to Barrier, Slab Penetrations and Cold Joints in Accordance with AS 3660.1
 R1.33 Sisalation to Underside of Metal Roof including alfresco
 Foil Sarking to External Walls

*Specification effective 1st May 2013 and subject to change without notice.

