

# Specification

# Total Finish

WA

BRICK VENEER

## Quality Assurance

- WA owned builder with over 50 years experience
- Housing Indemnity Insurance
- Full working drawings
- Fully Certified energy efficient home
- 6 month maintenance period
- 6 year structural warranty (transferrable)
- Engineers site report
- Contour survey & re-peg
- Retaining walls (if applicable)
- Fixed earthworks
- Fixed stormwater
- Engineer designed footings & concrete slab (85mm slab)
- Concrete pump
- Full power connection
- Full sewer and water connection
- Full depreciation schedule

## Internal

- Choice of interior designed colour scheme
- 450 x 450 ceramic floor tiling to Living Areas
- Carpets with underlay to Bedrooms and Theatre (if applicable)
- Vertical blinds throughout (excluding wet areas)
- Protective metal corner beads
- 2636mm high plasterboard ceilings
- Truecore steel internal walls and roof frame
- 75mm cove cornice to ceilings
- Hardiflex ceilings to Garage
- R4.1 insulation batts to ceilings
- Cavity wall insulation with sarking & minimum R2.0 rated batts
- Plasterboard wall lining
- Walk-in or built-in robes in all Bedrooms (as shown on plan)
- Mirrored sliding doors to built-in robes
- Melamine cupboards with ABS edging to all cabinet doors, drawers & exposed edges
- Melamine shelving with chrome hanging rail to all robes
- Metal internal door frames with redicote flush panel doors
- Gainsborough satin chrome aluminium lever door handles
- Full internal painting
- Privacy lock to Main Bedroom
- Full house clean

## Electrical

- Refrigerated ducted air-conditioning throughout

- Clipsal LED downlights throughout
- Clipsal Iconic light switch and double power point covers throughout (where applicable)
- 3 external lights
- Technology package (1 phone point, 1 data point & 2 TV points with coaxial cable)
- NBN ready communication package

## Kitchen

- Tiles from Crosby Tiles
- Overhead cupboards
- Soft close hinges to cupboards & soft close rollers to drawers
- Essastone 20mm stone benchtops
- Stainless steel double bowl sink & drainer
- Flick mixer from Alder Tapware
- Dishwasher from Electrolux
- Westinghouse 900mm stainless steel 5 burner gas hot plate
- Westinghouse 900mm stainless steel canopy rangehood
- Westinghouse 900mm stainless steel fan forced oven
- 2 x 15 litre pull out bin under kitchen sink
- Pantry with 4 melamine shelves
- 200 x 400 ceramic tiled splashback to underside of rangehood with 2 rows everywhere else

## Bathrooms & WC

- Vanity cupboards with tiled hobs
- Laminated benchtops
- Soft close hinges to cupboards & drawers
- Frameless vanity length mirrors
- Hobless showers
- 2m high semi-frameless glass screens & pivot door to shower
- 1525mm acrylic bath
- Ceramic china basins
- Dual flush china toilet suite with soft closing lid
- Flumed exhaust fans to Ensuite, Bathroom & WCs
- Flick mixer tap to basins from Alder Tapware
- Flick mixer tap with handheld shower head from Alder Tapware
- Double chrome towel rails
- Chrome toilet roll holders
- 200 x 400 ceramic wall tiling
- 300 x 300 ceramic floor tiling
- One row of tiling above vanity
- 2m high tiling to hobless shower recesses
- Skirting tiles to walls
- Privacy locks

## Laundry

- 45 litre inset stainless steel trough & melamine cupboard with laminated benchtop
- Flick mixer to trough from Alder Tapware
- Automatic washing machine taps hidden in cabinet
- Linen cupboard with 4 white melamine shelves
- 300 x 300 ceramic floor tiling
- 200 x 400 ceramic tiling above benchtop (2 rows)
- 200 x 400 ceramic skirting tiles to walls

## External

- Feature elevation and painted sand render (compliant with design guidelines)
- 2 course face bricks
- 25° roof pitch with Colorbond
- Colorbond fascia, downpipes & gutters
- Slotted overflow gutters (excluding boundary walls)
- Hardiflex ceilings
- Draft weather seals to all external doors
- 26c sliding door to Alfresco (if applicable)
- Flyscreens to all opening windows & sliding doors
- Natural grey concrete hardstand to Garage
- Tempered solid garage door (if shown)
- Modern designed Centurion sectional garage door
- 26L continuous flow natural gas instantaneous hot water unit
- 2 external garden taps (as shown on plan)
- Masterpave brick paving to Driveway, Crossover, Porch, Alfresco & Clothesline (as shown on plan)
- Letterbox
- Clothesline
- Reticulation and landscaping to rear
- Gate to side of home (if applicable)
- Full painting to woodwork, eaves, meter box & plumbing
- Full site clean

## Safety & Security

- Weather resistant 920mm feature front entry door with aluminium frame & trilock
- Deadlocks to shopper entry door
- Jason Windows keyed aluminium windows & sliding doors
- Obscure glass windows to Ensuite, Bathroom & WCs
- Hard wired smoke detectors (as shown on plan)
- 2 RCD electrical safety switches

Disclaimer: Products and suppliers are subject to change based on availability