

Double Storey Specifications

A Series



Kitchen Appliances

Oven	Stainless steel 600mm fan forced oven.
Hot Plate	Stainless steel 600mm gas cook top with wok burner.
Rangehood	Stainless steel 600mm wide canopy range hood.
Dishwasher	Stainless steel dishwasher.
Sink	1080mm double bowl stainless steel sink.
Tap	Flickmaster tap, chrome finish.

Cabinetry

Cupboards	Fully lined melamine modular cabinets.
Doors/Drawers	Standard laminate from builder's pre determined colour boards.
Microwave Provision	Standard laminate including single power point.
Kitchen Bench Top	Laminate square edge from builder's pre determined colour boards.
Vanity Bench Tops	Laminate square edge from builder's pre determined colour boards.
Handles	Selected from builder's pre determined colour boards.

Bathroom & Ensuite

Basins	Vitreous china vanity basin (white).
Mirrors	Polished edge mirrors full length of vanity.
Bath	1625mm acrylic bath (white) in tiled podium.
Shower Bases	Tiled shower bases with Demtech waterproof system throughout.
Shower Screens	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
Taps	Chrome mixer tapware.
Shower Outlet	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
Toilet Suite	Vitreous china, close coupled toilet suite in white with soft close top.
Accessories	600mm single towel rails and toilet roll holders in chrome finish.
Exhaust Fans	250mm exhaust fans including self sealing air flow draft stoppers to bathroom.

Ceramic Tiling

Wall Tiles	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's pre determined colour boards.
Floor Tiles	Floor tiles to ensuite, bathroom, laundry and WC. Selections as per builder's pre determined colour boards.
Floor Coverings	Selection as per builder's pre determined colour boards. Builders range laminated flooring as shown on plan.

Carpet

Carpet	Carpet to area's not tiled or with laminate flooring. Selections as per builders pre determined colour boards and as shown on plan.
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Paint – 2 Coat Application

Timberwork	Gloss enamel to internal doors, jambs & mouldings.
Ceilings	Flat acrylic to ceilings.
Internal Walls	Washable low sheen acrylic to internal walls.
Entry Door	Gloss enamel to front entry door.
Colours	Colours selected as per builder's pre determined colour boards.

Staircase

Stairs	Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. (dwarf walls by AHB). No balustrade. In lieu of dwarf walls: Pine closed stringers, with MDF treads and risers with carpet cover. Pine posts and Pine balusters, with Pine No.8 rails.
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External Features

External GF Cladding	Clay bricks from builder's pre determined colour boards.
External FF Cladding	Clay bricks and rendered lightweight or painted FC sheet cladding to first floor (design specific).
Mortar Joints	Natural colour rolled joints.
Front Elevations	As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).
Windows	Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
Entry Frame	Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific).
Front Entry Door	Feature front door as per facade with slumped glass.
Door Furniture	Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).
Ext. Hinged Door	Entrance lockset in polished stainless steel to external door.
Infill over windows	Rendered lightweight or painted FC sheet cladding (design specific).
Door Seal	Door seal and weather seal to all external hinged doors.
Balcony Balustrade	Facade Specific.
Balcony Tiling	Builders range external ceramic tile.

Insulation

Ceiling	Glasswool Batts to ceiling of roof space only (excludes garage ceiling).
External Brickwork	Glasswool wall batts including insulation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).

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Garage

General	Garage with tiled roof including colourbond sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.
External Walls	Brick veneer (on boundary wall or product specific if required).
Pedestrian Door	Door: Weatherproof flush panel, low sheen acrylic paint finish. (Product Specific).
Door Frame	Aluminium powder coat finish.
Door Furniture	Entrance lockset.

Internal Features

Doors	Flush panel, 2040mm high. Either hinged or sliding as per plan.
Door Furniture	Lever door furniture in polished chrome finish to all rooms.
Mouldings	67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.
Door Stops	Plastic white door stops to hinged doors (where applicable).
Door Seals	Door seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report.

Solar Hot Water System

Solar Hot Water	Solar hot water system with gas boost back up and the necessary electrical and plumbing connections. Note: Panel and storage tank positioned at the builders discretion.
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Laundry

Trough	Stainless steel tub and melamine cupboard with bypass.
Tap	Flickmaster tap, chrome finish.
Washing Machine	Chrome washing machine stops/grubs.

Plaster

Plasterwork	10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 75mm cove cornice throughout.
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Plumbing

Taps	2 No. external taps (1 to front water meter and 1 next to laundry exit).
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Roofing

Pitch	Roof pitch to be 22.5 degrees.
Material	Concrete colour on roof tiles from builder's pre determined colour boards.
Fascia & guttering	Colourbond fascia, guttering and downpipes.

Heating

Heating	Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.
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Framing

Framing	Engineered pine wall frame and roof trusses.
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Storage

Shelving	Walk In Robe: One white melamine shelf with hanging rail.
Robes	One white melamine shelf with hanging rail.
Pantry/Linen	Four white melamine shelves.
Doors	Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.
Pantry/Linen	2040mm high readicote flush panel, hinged door(s).
Handles	Flush pull in polished chrome finish.

Ceilings

Height	2440mm (nominal) height throughout.
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Electrical

Internal Lights Points	100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).
External Lights	100mm diameter fixed 240V white recessed downlight to front entry. Weather proof Para flood light to rear as per drawings.
Power Points	Double power points throughout excluding dishwasher and fridge space.
TV Points	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).
Telephone Point	Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - basic pack only.
Switch Plates	White wall mounted switches.
Smoke Detector(s)	Hardwired with battery backup.
Safety Switches	RCD safety switch and circuit breakers to meter box.

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Site conditions / Foundations

Foundation Class	Up to Class 'P1' rigid concrete slab (no piers or suspended slab allowed) with a maximum of 500mm fall over allotment. If fill shown on allotment, lot specific level 1 compaction report required or extra charge may apply. Allotment up to 600m ² with a maximum setback of 5m to the house.
Temporary Fencing	Supply and hire of temporary fencing to site where required to council requirements.
Silt Fence	Supply and hire of environmental silt fence to front of property as required by council.
Rock Allowance	Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).
Termite Treatment	Termite spray system where required by relevant authority.
Angle of Repose	Home to be sited to a minimum of three metres off easement. (If sited closer than additional charges may apply).

Structural

Warranty	10 year structural warranty and 3 month maintenance warranty.
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Connection Costs

Connection of services (dry tapping water connection, gas electricity, sewer, stormwater & telephone conduit where allowed). Does not include electricity and telephone consumer account opening fees. NBN basic, including enclosure, cable, telephone points / 1 of data point, NBN conduit and connection point.

Turnkey Inclusions

Colour on concrete driveway and path up to 30m²
Fold Down Clothes Line
TV Antenna
Flyscreens to all openable windows (up to 12 max)
20mm stone benchtop to kitchen from Builder's range
2590mm Ceiling height In Lieu Of 2440mm
NBN Connection (basic package)
Remote control garage door with 2 handsets

the builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. changes maybe made subject to Res code requirements. Window and sliding door sizes may vary subject to energy rating requirements. electricity transfer fee applies.

