

Specifications

EXTERNAL FEATURES

- » Architectural designed elevations
- » Skim coated Acrylic render to exposed section to underside of slab
- » External painting & finishing
- » Trimdeck Roof from Builder's Standard Range at 2-degree roof pitch as per plans
- » Colorbond automatic sectional garage door
- » Colorbond slotted gutters & fascia
- » Painted zincalume downpipes
- » 2040mm x 820mm PMAD 104 with Glazing front entry door
- » Gainsborough tri-lock lever set to entry door
- » Gainsborough deadlocks fitted on storeroom doors (if applicable)
- » Ground or wall mounted clothesline from Builder's Standard Range
- » Instantaneous gas continuous hot water system
- » 190x190x60 Brick paver from Builder's Standard Range to outdoor areas nominated on plans
- » Reticulation conduit under the slab for future landscaping
- » (2 of) External garden tap to Terrace and Drying area
- » R4.0 ceiling insulation
- » Affinity ultra-lock powder-coated aluminium windows & sliding doors
- » Flyscreens to all clear glazed doors & windows
- » 100mm Grano to garage and storeroom with non-slip concrete steps
- » 4c Floor Tech slab with concrete and reinforcement to suspended first floor slab
- » 2c Floor slab on RHS joists to first floor balconies (where applicable)
- » Powder coated aluminium framed glazing balustrade from Builder's Standard Range with handrail to balconies and handrail to stairwells as shown on plans
- » Non-slip external floor tiles to balcony
- » Allowance for cavity insulation provided subject to energy requirements

INTERNAL FEATURES

- » Sliding vinyl robe doors from Builder's Standard Range to bedroom robes as shown on plans
- » Built-in linen cupboard with four shelves
- » Choice of colour schemes from Builder's Standard Range
- » 31c Ceiling height to the ground and upper floors
- » 10mm plasterboard to ceilings on both ground and first floor
- » Concrete stairs and landing as per plans from ground floor to first floor
- » Painting to ceilings, doors and door frames

KITCHEN

- » 600mm stainless steel SMEG gas hot plate
- » 600mm stainless steel SMEG electric fan forced oven
- » 600mm stainless steel SMEG canopy range-hood
- » Laminated cupboards & bank of four drawers with ABS edging
- » All handles and soft closers to all cupboard and drawers to be shown on plans
- » Double stainless-steel sink with chrome sink mixer
- » Tiled splashback to underside of overhead cupboards
- » Dishwasher recess with single power point & cold plumbing
- » Double pantry with four shelves

BATHROOM, ENSUITE & LAUNDRY

- » Laminated benchtops (rolled edge)
- » Laminated cupboards with ABS edging (if applicable)
- » Handles & soft closers to all cupboards
- » High quality vitreous china basins
- » Quality ceramic floor & wall tiles including two row high splashback to laundry trough
- » Clear glazed framed pivot door shower screens
- » 2000mm high tiling to shower recesses

Specifications

- » Feature tiles to shower
- » Water efficient dual-flush toilet suite with china cistern
- » Chrome double towel rails, toilet roll holder & soap holder
- » Full width framed mirrors
- » Privacy latch to bathroom, ensuite & WC doors
- » Flumed exhaust fans
- » 45L stainless steel laundry trough
- » Chrome floor wastes
- » Laminated doors to European laundry as shown on plans
- » Flick mixer tapware to vanity basins, shower & bath
- » Chrome shower rail
- » Chrome wall mounted taps to laundry

ELECTRICAL

- » Downlights to all internal light points, including bathroom and WC from Builder's Standard Range
- » Double power points throughout
- » NBN ready communications package inclusive of phone, data & TV point
- » Fluorescent lights to all storerooms

ELECTRICAL (CONTINUED)

- » Hardwired smoke detectors
- » RCD safety switch & circuit breakers to meter box
- » Bunker lights to all external light points from Builder's Standard Range
- » Waterproof double power point to courtyard & balcony
- » Clipsal Iconic Range light switches

QUALITY ASSURANCE

- » Lifetime structural guarantee
- » Fixed price, all-inclusive building contract
- » Six-star energy efficiency rated design
- » Structural engineer certified designs
- » Shire & water corporation building application fees

- » Contour survey
- » Certified termite treatment
- » Six-month maintenance period from completion of home
- » Complimentary in-house finance advisory service
- » Australia's nest building products & services used through every home
- » Built by qualified trades people
- » WA owned independent builder

OPTIONAL TURNKEY ITEMS

- » 20mm Essastone bench tops to kitchen
- » Split system air-conditioning to master bedroom and living area
- » 400x400 Main floor tiles from Builder's Standard Range to main floor areas and laundry on ground floor
- » Carpet flooring from Builder's Standard Range to stairs, first floor bedrooms and living areas as shown on plans
- » Internal painting to walls
- » Ground or wall mounted clothesline from Builder's Standard Range
- » Slim-line venetian blinds from the Builder's Standard Range to all windows and sliding doors.