

# STANDARD SINGLE STOREY SPECIFICATIONS

## 1. Services

The Owner will ensure that all services as required are available to the Property.

Dry water connection, gas, electricity, sewer, stormwater and telephone conduit are required to the front of the property boundary unless otherwise noted.

It will be the Owner's responsibility to facilitate gas, electricity and telephone connections to the dwelling after settlement and to pay any fees in connection therewith.

## 2. Site Condition

The Owner will be responsible for the clear verification of the land and ensure all boundary survey pegs are in place at the time of site start.

The owner shall give the builder a clear allotment free of any rubbish and grass that will impede on the site start.

In addition the Owner will supply the Builder with a current copy of the title of the allotment.

## 3. Foundation

Up to Class 'H1' standard waffle slab (no piers or suspended slab allowed) with a maximum of 300mm fall over 500m2 allotment and a 5m front set back.

If fill shown on allotment, lot specific level 1 compaction report is required or extra charges may apply.

Home to be sited to a minimum of 3m off easement. (If sited closer then additional charges may apply).

No rock excavation or removal allowance has been included.

## 4. Structural

10 year structural warranty and 3 month maintenance warranty.

50 year steel frame warranty (if applicable).

Initial termite treatment (if required).

## 5. Preliminary

Temporary fence, environmental silt fence, site bins, crossover protection as per requirement from Council.

## 6. External Features

### Brickwork

Clay bricks from builder's pre-determined colour boards with natural colour rolled mortar joints and brick on edge window sills.

### Front Elevations

As per Working Drawings. Acrylic render to selected areas as per plan. Brick infills above all facade windows and doors (excluding garage front elevation).

### Roof Cover

Concrete roof tiles from builder's standard Category 1 range. Refer to working drawings for roof pitch.

### Roof Plumbing

Colorbond metal gutter, fascia, flashings and 100 x 50 downpipes. Colours from builder's pre-determined colour boards.

### Windows

Feature aluminium windows to front elevation. Sliding aluminium windows to sides and rear. Aluminium 2 panel system sliding door to living/meals area as per plan. Locks included to all opeanable windows & sliding doors.

### Entry Frame

Aluminium powder coat finish.

### Front Entry Door

Feature front door as per facade with translucent glass.

### Door Furniture Front Door

Entrance lockset in polished stainless steel with deadbolt (Product Specific).

### External Hinged Door

Entrance lockset in polished stainless steel to external door.

### Door Seal

Door seal and weather seal to all external hinged doors.

## 7. 6 Star Energy Rating

Foil wrap sisalation to external brick veneer walls (excluding garage) and walls between house and garage. Glasswool batts to ceiling & external walls (excluding garage) to 6 Star standard requirement (excluding double glazing and low E).

## 8. Garage

### External Features

Brick veneer with cement sheet infill above garage door. Tiled roof with colorbond fascia and gutter. Garage roller door with 2 remote controls

### Plaster Work

Painted 10mm plasterboard to ceiling and wall with 75mm cove cornice.

### Pedestrian Doors

2040 high flush panel hinged doors.

### Doors Furniture

Polished chrome entrance set from Builder's range.

## 9. Internal Features

### Ceilings Height

2440mm standard ceiling height throughout.

### Plaster Work

10mm plasterboard to ceiling and wall, water resistant plaster to wet areas, above laundry trough, 75mm cove cornice throughout.

### Mouldings

67x18mm Beveled MDF skirting and 67x18mm Beveled architraves.

### Doors

2040 high flush panel hinged doors.

### Doors Furniture

Polished chrome lever door furniture from Builder's range to all rooms.

### Door Stops

White cushion plastic door stops.

## 10. Floor Finishes

### Main Area

Laminate timber look flooring to areas as shown on plans.

### Floor Tiles

Ceramic floor tiles to floors including skirting to areas as shown on plans including bathroom, ensuite, WC and laundry.

### Carpet

Cats 1 carpet to all areas not noted as tiled or laminate flooring as shown on plans.

### Colour

Colour selection as per Builder's pre-determined colour boards.

## 11. Painting

2 Coat paint application throughout as per pre-determined colourboard.

### Ceilings

Flat acrylic to ceilings.

### Internal Walls

Washable low sheen acrylic to all internal walls.

### Timberwork

Flat acrylic to ceilings.

### Entry Door

Gloss enamel to front entry door.

## 12. Kitchen

### Cupboards

Laminated doors and drawers to underbench and overhead cupboards fully lined with melamine shelves (exclude under sink).

### Benchtops

Laminated benchtops with square edge finish.

### Microwave Provision

Provision for microwave with single power point.

### Dishwasher Provision

Provision for dishwasher with single power point and plumbing works for dishwasher.

### Splashback

Ceramic tiles splashback to rear bench only.

### Colour

Colour selection as per pre-determined colour boards.

## 13. Kitchen Appliances

### Oven

600mm stainless steel electric fan forced oven.

### Cooktop

600mm stainless steel gas cooktop with wok burner.

### Rangehood

600mm stainless steel canopy rangehood.

### Sink

Double bowl stainless steel sink.

### Tapware

Chrome flick mixer from builders range.

## 14. Bathroom, Ensuite & Wc

### Vanity

Laminated doors fully lined with melamine shelves.

### Benchtops

Laminated benchtops with square edge finish.

### Splashback

Polished edge mirror to fully length of vanity.

### Basins

White china vanity basins from Builder's range.

### Bath

White Acrylic Builder's range in ceramic tiled podium set up.

### Shower

White polymarble shower base with ceramic tile wall tiles and feature strip.

### Shower Screen

Semi framed shower screen with polished silver aluminium powder coated frame and clear glazed pivot door.

### Toilet Suite

White china close coupled toilet suite with soft close top.

### Accessories

Chrome finish toilet roll holder and 600mm single towel rail.

### Colour

Colour selection as per pre-determined colour boards.

## 15. Laundry

### Trough

45L stainless steel tub with white melamine cupboard and bypass and ceramic tile splashback.

### Tapware

Chrome flick mixer from builders range.

### Washing Machine

Chrome finish washing machine stop taps.

## 16. Electrical

### Internal Lights

Up to 3 no. white 240V LED downlights to entry and batten holders to remaining.

### External Lights

1 no. white 240V recessed LED downlights to porch and 1 no. white 240V LED downlight to alfresco (plan specific). Weatherproof Para flood light to front of garage and rear as per drawings.

### Power Points

Double power points throughout except Fridge and Dishwasher space.

### TV Points

2 points – 1 to Master bedroom and 1 to Living area as per drawings.

### Telephone Point

2 points – 1 to Master bedroom and 1 to kitchen area as per drawings.

### Switch Plates

Standard white wall mounted switch plates.

### Smoke Detectors

Hardwired with battery backup as per plan.

### Exhaust Fan(s)

Above all showers and toilets without natural ventilation.

### Safety Switch

Circuit breakers and RCD safety switches to meter box.

## 17. Other Services

### Hot Water System

Solar Hot Water with Gas Booster backup system unless Recycled water connection is available or rain water tank is required in which case only a Gas Hot Water System installed. Position at Builder's discretion.

### Ducted Heating System

Gas ducted heating system to Bedrooms and living areas, excluding wet areas. Number of outlets and unit size product specific.

For more information, contact

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Or visit our display centre at  
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