

## Full Build Specifications (1/2)

### Standard Inclusions

- 10 year structural guarantee & 20 week maintenance period
- HIA lump sum building contract including home indemnity insurance
- Construction & public liability insurance
- Local Shire/Council planning & building applications & approval fees
- All working & structural drawings including an energy efficiency certificate
- Site classification (soil test)
- Contour & Feature survey
- 2.7m high ceilings
- Delivery of all materials within 200km of Perth CBD
- Lockable galvanised meter box with viewing window

### Floor - Choice of the following

#### Concrete Slab

- Engineered steel reinforced concrete slab & footing, including termite treatment to meet Australian building standards

#### Raised Timber Stumped Floor

- H5 treated floor stumps, 1m from natural ground level (galvanised steel floor stump option also available)
- H2/3 treated pine sub-floor system
- R2.5 high density under-floor insulation batts finished with 4.5mm hardieflex to enclose underside of sub-floor
- H3 treated pine balustrading & handrail including two sets of external stairs
- H3 treated pine reeded decking (hardwood options also available)
- 

### External

- H2 treated, prefabricated pine wall frames (galvanised steel option also available)
- H2 treated, prefabricated pine roof trusses & ancillaries
- H3 treated pine verandah frame & ancillaries
- H3 treated verandah posts (galvanised steel option also available)
- R1.3 anticon reflective foil insulation to main roof
- Zinalume custom orb roof cover, gutters, downpipes & all required accessories (Colorbond option also available)
- Jason Windows sliding doors & windows including flyscreens & key locks
- Double rebated jarrah external door frames
- Choice of external doors by Corinthian, 'Urban range'
- Choice of door furniture by Gainsborough including deadbolt (keyed alike)
- Builders wrap reflective foil to external walls
- External wall cladding selection from James Hardies, 'Hardieplank weatherboard range' (other options also available)

### Internal - general

- Gainsborough designer lever set door furniture
- Flush panel readicote doors (other options also available)
- Privacy latch to bathroom & toilet doors
- 10mm plasterboard linings to walls & ceilings
- Moisture resistant plasterboard to wet area walls & ceilings
- 75mm cove cornice throughout
- R2.5 insulation batts to external walls & R2.5 sound acoustic batts to internal walls
- R4.1 ceiling batts
- Metal internal door frames
- Pre-primed, 18x92mm MDF skirting & architrave mouldings (other options also available)
- White melamine shelving to robes, linen cupboards & built-in pantry's
- 19mm chrome hanging rail & fittings to robe areas

## Full Build Specifications (2/2)

### Kitchen

- Westinghouse stainless steel 900mm electric under bench oven [other options also available]
- Westinghouse stainless steel 900mm gas hotplate [other options also available]
- Westinghouse stainless steel 900mm canopy rangehood, flued to ceiling [other options also available]
- Quality laminate benchtops from the massive range by Polytech [Caesarstone option also available]
- Quality white melamine cupboards & drawers from Polytech's massive colour range
- Soft closing drawers & cupboard door systems
- Stylish cupboard door & drawer handles from the standard builders range
- 1 ¾ inset sink stainless steel bowl
- Quality Reece mixer tapware
- Tiled splashback to benchtop area, brick bond style included
- PC allowance of \$44/m2 for supply of tiles
- Dishwasher recess with water & power connection

### Bathroom, Ensuite & W/C

- Thermann 26L continuous flow hot water system [other options including electric also available]
- Reece, water efficient close coupled toilet suites with soft closing seats
- Quality laminate benchtops from the massive range by Polytech [Caesarstone option also available]
- White melamine vanity cupboards, stylish door handles with Reece semi-inset basins
- Choice of quality Reece mixer tapware
- 1690mm acrylic inset bath
- Single waterrail shower
- Dual chrome towel rails & toilet roll holders
- Stainless steel floor wastes including a metal shelf & soap dish
- Sealed exhaust fans flued to external roof
- Quality 300x300mm ceramic floor tiles & 150x300mm skirting tile

- 300x300mm shower wall tiles & 300x300mm splashback tile
- PC allowance of \$44/m2 for supply of tiles
- 2m high tiling to showers
- Mitred tiling
- Semi-frameless clear glazed shower screens & silver mirrors to vanities

### Laundry

- Quality laminate benchtops from the massive range by Polytech [Caesarstone option also available]
- Dual white melamine cupboards below trough including stylish door handles
- 300x300mm ceramic floor tiles, 150x300mm skirting tile & 300x300mm splashback tile
- Stainless steel 45L laundry trough including Reece mixer tapware
- Washing machine recess including hot & cold chrome washing machine connections

### Other

- Two hard-wired smoke detectors & RCD safety switches
- Double power points throughout
- TV points & one phone point included
- LED lighting throughout
- External light points & two external double power points
- Two external garden taps
- Run in of water & sewer up to 10m

### Exclusions

- Site works, compaction certificate & stormwater
- Water Corporation & Western Power Costs
- Bushfire Attack Level assessment [if required]
- Power & phone run-in [site visit required]
- Painting, floor coverings & built-in robes
- Lighting fixtures, fencing, blinds & landscaping
- Waste water systems