

Full Build Specifications



General

- 10 year structural guarantee
- 6 month maintenance period
- HIA lump sum building contract & home indemnity insurance
- Construction & public liability insurance
- Local Shire planning & building fees
- All working architectural & structural drawings
- BCA compliant energy efficiency assessment
- Site classification (soil test)
- Contour & feature survey
- 2700mm high ceilings
- Obligation free site visit (enquire within)
- Delivery of all materials within 200km of Perth CBD

Floor – Choice of the following

Concrete Slab

- Engineered steel reinforced concrete slab & footings
- Anti-termite protection treatment to meet BCA standards including certificate of guarantee

Raised Treated Timber Stumped Floor System

- H5 treated floor stumps, 1m in height from natural ground level (galvanised steel floor stump option also available)
- Treated particle board flooring with fibre cement sheeting to wet areas
- Treated pine sub-floor floor system
- R2.5 high density under-floor insulation batts finished with 4.5mm hardieflex to enclose underside of sub-floor
- Two sets of external treated pine stairs with galvanised steel stirrups
- Treated pine balustrading & handrail
- H3 treated pine reeded decking (hardwood options also available)

External

- Prefabricated treated (minimum H2) pine wall frames (galvanised steel option also available)
- Treated pine roof trusses & ancillaries
- Treated pine verandah roof frame & ancillaries
- 90x90mm H3 treated pine verandah posts with galvanised steel stirrups (other options also available)
- R1.3 anticon reflective foil insulation to main roof
- Zinalume custom orb roof sheeting, gutters, downpipes & all required accessories (Colorbond option also available)
- Powder coated aluminium sliding doors & windows including flyscreens & key locks
- Double rebated jarrah external door frames
- Corinthian Urban range solid core external doors including weather seal
- Gainsborough external door furniture selection including deadbolt (keyed alike)
- Builders wrap reflective foil to external walls
- Hardieplank weatherboard external cladding (numerous alternate options also available)

Internal

- Gainsborough designer lever set internal door furniture
- Corinthian flush panel readicote doors (other options also available)
- Privacy sets to bathrooms, ensuites, W/Cs & powder rooms
- 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 insulation batts to internal walls
- R4.1 ceiling insulation batts
- Metal internal door frames
- Pre-primed, 18x92mm MDF skirting & external door architrave mouldings
- White melamine shelving to robes, linen cupboards & built-in pantries where shown on plans
- Chrome hanging rail & fittings to bedroom robe areas

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**SEASONED
PROFESSIONALS IN
BUILDING FRAMED
HOMES**

Full Build Specifications



Electrical & Appliances

- Two hard-wired smoke detectors & RCDs as per BCA requirements
- Double power points throughout
- Internal wiring for two TV points & one phone point
- LED lighting throughout living, dining & hallway areas
- Internal light point to every room
- Light points to external openings & two external double power points included
- Westinghouse stainless steel 900mm electric under bench oven
- Westinghouse stainless steel 900mm gas hotplate
- Westinghouse stainless steel 900mm canopy rangehood

Kitchen

- Laminate tightform benchtops from the massive colour range by Polytech (Caesarstone option also available)
- White melamine cupboards & drawers from Polytech's massive colour range
- Soft closing cupboard & drawer systems including a choice of handles from the standard builders range
- 1 ¾ bowl stainless steel sink
- Chrome gooseneck flick 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

Bathrooms & Ensuites

- Water efficient close coupled toilet suites with soft closing seats
- Laminate tightform benchtops from the massive colour range by Polytech (Caesarstone option also available)
- White melamine vanity cupboards with ceramic semi-inset basins
- Soft closing cupboard systems including a choice of handles from the standard builders range
- Chrome flick mixer tapware
- 1690mm acrylic inset bath
- Single waterrail shower
- Dual chrome towel rails & toilet roll holders
- Stainless steel square floor wastes including a combination metal shelf & soap dish to the shower area
- Sealed exhaust fans flued to external roof
- PC allowance of \$44/m² for supply of tiles
- 2000mm high tiling to showers
- Mitred tiling
- Semi-frameless clear glazed shower screens with pivot doors & chrome railing
- Slimline silver mirrors to vanity areas

Laundry

- Laminate tightform benchtops from the massive colour range by Polytech (Caesarstone option also available)
- Dual white melamine soft closing cupboards below trough including a choice of door handles from the standard builders range
- Stainless steel 45L trough including chrome flick mixer tapware
- Washing machine recess including hot & cold chrome washing machine connections

Full Build Specifications



Two Storey Designs

- Prefabricated treated (minimum H2) pine floor trusses & ancillaries
- Treated pine balustrading & handrail to balcony areas
- Enclosed MDF tread staircase with half height walls and select pre-primed MDF capping
- Treated pine balustrading & handrail to balcony areas
- H3 treated pine reeded decking (hardwood options also available)

Other

- 6 star, 26L continuous flow hot water system (other options also available)
- Lockable galvanised meter box with viewing window
- Garden taps to front & rear of home
- Run in of water & sewer up to 10m

Exclusions/Optional Extras

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