

FULL BUILD | SPECIFICATIONS

GENERAL

- HIA lump sum building contract and home indemnity insurance
 - 6-month maintenance period
 - 6-year structural guarantee
 - Working architectural drawings and design service
 - Certified building application works and associated fees
 - Building prices within 100km from our Office in Neerabup, beyond 100km is priced accordingly
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STRUCTURAL

- Engineered steel reinforced concrete slab construction, typically 100mm thick
- Termite treatment to meet construction codes
- Treated pine stumped sub-floor system
 - 240mm total structure thickness, Insulated and lined beneath with fibre cement
 - 1m post allowance for base pricing
 - 20mm chipboard floor coverings
 - 50mm set down & 19mm compressed cement sheeting to wet areas
 - *Stumped builds only*
- 90mm Prefabricated treated pine wall frames, minimum H2 treatment throughout (screwed steel option available)
- Treated pine roof truss construction and ancillary roof materials
 - 25 degree pitch as a standard (other options available)
 - 2700mm flat ceiling height
- H3 Treated pine external members (Rafters, Beams, Birdboard, Exposed Battens) If verandah applicable

EXTERNAL

- Jason Windows residential sliding doors and windows with flyscreens
 - Double and Low-E glazing options available, as well as security screen upgrades
 - Hardwood door frames and Corinthian URBAN range solid core doors
 - Gainsborough Trilock door furniture and draft weather seals to all external doors
 - Standard range Colorbond roof sheeting, guttering, downpipes and ancillary roof cover materials
 - Additional charge for coastal allowances
 - 230mm wide Fibre cement smooth profile weatherboard cladding and accessories
 - Variety of James Hardie & BGC Fibre Cement cladding options available, Colorbond options available In various profiles
 - Two garden hose taps at select locations
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ENERGY EFFICIENCY

- Vapour Permeable Weather barrier wall wrap to external walls
- R1.3 anticon reflective roof insulation
- R2.5 sub-floor insulation - *stumped sub-floor option only*
- R4.1 ceiling batt insulation
- R2.5 external wall batt insulation
- R2.5 internal wall sound acoustic batt insulation
- Thermal breaks to all steel framed homes

TWO STOREY DESIGNS

- Prefabricated treated pine flooring system with structural floor sheeting
- Enclosed MDF tread and pine staircase with half height pine balustrading and capping
- Timber decking to balconies where applicable
- Treated pine balustrading and handrail to balconies

OTHER

- Contour and feature survey
- Geotechnical site inspection and classification
- Water and sewer connection up to 10m from house or past last point
- Obligation free builders site Inspection (enquire within)

INTERNAL

- Ceiling height 2700mm (over 31 standard brick courses)
- 10mm plasterboard to all walls and ceilings, including 75mm cove cornice
- Metal door frames and flush panel redicote doors
- Gainsborough select leverset door handles
- Privacy latches to ensuite, bathroom and powder
- White melamine shelving to bedroom robes, pantry and store
- Slimline solid colour glass sliding robe doors, mirrored option available

KITCHEN

- Westinghouse stainless steel gas hotplate, under bench oven and canopy rangehood
- 20mm Smartstone benchtops
- Stainless steel 1 ¼ bowl sink and drainer
- Chrome square gooseneck flick mixer tapware
- Soft closing cupboard and drawer systems with choice of stylish handles
- Dishwasher recess with cold water and power connection
- PC* allowance of \$50/m2 for supply of tiles

LAUNDRY

- Stainless steel 45L inset trough and laminate cupboard or 45L trough and cabinet combination
- Polytec laminate tight form benchtops (stone option available)
- Washing machine recess and chrome tap set
- 4 shelves to linen cupboard where applicable
- PC* allowance of \$50/m2 for supply of tiles

ENSUITE/ BATHROOM/ POWDER ROOM

- Thermann 6 star rated gas continuous flow hot water system
- Water efficient close coupled toilet suites with soft closing lids
- Vanity cupboards with semi-inset vitreous china basins and chrome plug
- 20mm Smartstone benchtops
- Slimline frameless mirrors at width of vanity
- Chrome flick mixer tapware to basins, showers and baths
- Acrylic bath where applicable
- Hobless showers
- 2.1m high tiling to shower recess in ensuite and bathrooms
- Chrome shower heads and shower rails
- Double towel rails with matching toilet roll holders
- Soap holders in showers
- Mitred tiling
- PC* allowance of \$50/m2 for supply of tiles

ELECTRICAL

- Hardwired smoke detectors and RDC safety switches
- Generous LED lighting allowance
 - 2 per standard bedroom, 4 per master/theatre/study
 - Even distribution through living and kitchens
 - Easily upgraded
- Clipsal Double power points throughout
- Ceiling exhaust fans flumed to atmosphere
- External bayonet light points

PAINTING

- Full Internal and External paint allowance