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# SPECIFICATIONS

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## Floor

- Timber floor joists with R1.8 underfloor insulation

## Framing & Walls

- 95 x 45 & 70 x 45 H1.2 PG MSG8 timber framing with plasterboard stopped to level 4 finish to internal walls

## Roof

- Timber trusses with long run steel roofing above
- Hometech passive ventilation vent in upstairs hallway

## Insulation

- Fibreglass batt insulation to walls (R2.8) & R4.0 fiberglass batts to roof

## Ceilings

- 25mm prefinished Metrapanel to lower level
- Plasterboard stopped to level 4 to upper level

## Downpipe & Guttering

- Colour coated long run continuous spouting & PVC downpipe

## Aluminium Joinery

- Double glazing throughout
- Aluminium joinery with double tongue window hardware or window stays

## Cladding

- Horizontal and/or vertical weatherboards

## Floor Coverings

- Wood-look vinyl to kitchen/living, bathroom & laundry
- Godfrey Hurst Detroit with 10mm underlay to all areas excluding bathroom, kitchen/living & laundry

## Doors

- Stella SR-10 aluminium entrance door & keypad lock
- Hollowcore semi-gloss painted internal doors with lever handles, privacy lock to bathroom & bedrooms
- Ranch slider at rear to deck area

## Additional Inclusions

- Concrete patios and/or timber decks
- Painted handrail on stainless steel brackets to internal stairwell
- 2 x External hose taps
- Wire wardrobe storage system in bedrooms
- White roller blinds to all windows except kitchen (white venetian blind)
- Folding clothesline installed to fence
- Letterbox installed at road frontage

## Kitchen

- Engineered stone benchtop with melamine cupboards & drawers
- Square handles to cupboard & drawers
- Soft closing mechanism to cupboards & drawers
- Bosch 60cm 5-function built-in oven (HBF113BR0A)
- Bosch 60cm 4-element electric cooktop (PKE611CA1A)
- Bosch 60cm built-in rangehood (DHL555BAU)
- Bosch stainless steel dishwasher (SMU50E05AU)
- Stainless steel single bowl (inc draining board) sink with mixer (150mm tap height, 4L p/min flow rate)

## Bathroom

- Dual flush toilet (white) – 4.5L p/min full flush, 3L half flush flow rates
- 900mm x 500mm vanity with dolomitic marble basin, single soft-close drawer & mixer (130mm tap height, 4L p/min flow rate)
- 1200 x 900mm alcove shower enclosure with clear glass screen & door, slide shower, shower mixer (9L p/min flow rate) & easy-clean trap
- Heated towel rail
- Mirror cabinet (900mm x 800mm)
- Toilet roll holder
- Extraction fan

## Laundry

- Washing machine taps & waste to laundry area, slimline tub
- 180L mains pressure electric hot water cylinder
- Extraction fan

## Internal Painting

- Paint finish to internal plasterboard wall linings and ceilings
- Paint finish to 90mm pine bevelled skirting & 60mm pine architrave

## Electrical

- Double power points (white)
- USB Powerpoints to bedsides and Kitchen
- LED surface mounted lights
- 1 x LED spotlight with motion sensors installed above front door and ranch slider
- TV + phone jack into living/dining
- 2 x Photoelectric smoke alarms
- Internal meter box
- 1 x Wall mounted Atlantic panel heater - 1500W (in living area)
- Alarm system with 1 x keypad & 1 x sensor (in living area)

