
SPECIFICATIONS

Floor

- Strandfloor UT with H3.1 where required

Framing & Walls

- Steel and timber framed structure with plasterboard linings stopped to Level 4

Roof

- Timber trusses with long run steel roofing above
- 1200mm x 900mm Powder coated entrance canopy

Insulation

- R2 Pink Batts to exterior walls, R4 Pink Batts to ceiling, 1.8 polystyrene under sub floor

Ceilings

- 13mm GIB (Aqualine in bathroom)

Downpipe & Guttering

- PVC downpipes, colour matched to coloursteel gutters

Aluminium Joinery

- Double glazing throughout
- Aluminium powder coated joinery
- Restrictors and double tongue latches to all windows.

Cladding

- Timber weatherboard and/or Vertical Abodo

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

- Axis TG&V aluminium entrance door & Yale 3109+ Digital Door 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 to internal stairwell
- 2 x External hose taps
- White roller blinds to all windows except kitchen (white venetian blind)
- Wire wardrobe storage system in bedrooms
- Folding clothesline installed to fence
- Letterbox installed at road frontage

Kitchen

- Engineered stone benchtop with melamine cupboards & drawers
- Square handles to cupboard & drawers
- Tiled splashback
- Pull-out under bench rubbish bins
- Soft closing mechanism to cupboards & drawers
- Bosch 60cm 7 Function 71L SS built-in oven (HBA534BS0A)
- Bosch 60cm 4-element electric cooktop (PKE611CA1A)
- Bosch 53cm built-in rangehood (DHL755BAU)
- Bosch 60cm stainless steel dishwasher (SMU50E05AU)
- Stainless steel single bowl (incl. draining board) sink with mixer (4L p/min flow rate)

Bathroom

- Dual flush toilet (white) – 4.5L p/min full flush, 3L half flush flow rates
- 900mm vanity with ceramic single bowl & mixer 4L p/min flow rate)
- 3-sided shower enclosure with clear glass screen & door, slide shower, shower mixer (9L p/min flow rate) & easy-clean trap
- Heated towel rail
- Mirror cabinet (750mm x 720mm)
- Toilet roll holder
- Extraction fan with run-on timer

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 60mm bevelled skirting & architrave

Electrical

- Double power points (white)
- LED surface mounted lights
- 1 x LED spotlight with motion sensors installed above front door
- TV + phone jack into living/dining
- 2 x Photoelectric smoke alarms
- Internal meter box
- Fujitsu Heatpump Astg14luc. 5.4kw heating, 4.2kw cooling, or similar
- Alarm system with 1 x keypad & 2 x sensors (in living area)
- Freeview TV Aerial