

# **STANDARD SPECIFICATION for Lot 24 Mount Cooroora Street Logan Reserve**

## **General**

- Guaranteed start date
- Fixed price Master Builders Association contract
- Complete design service including construction drawings & engineering
- 7-year structural guarantee
- Builders **12-month** defect liability period
- All certification fees, building approvals & occupancy certificate
- Builders all risk insurance
- Building Services Authority insurance
- Full colour co-ordination service with our colour consultant
- Fully prepared building agreement including detailed finishes & fixtures specification
- Independently certified inspections
- Complete internal & external clean
- Panel lift garage door
- Automatic garage door opener with three remote control handsets

## **Earthworks & Slab**

- “M” or “H” class site
- Set out by qualified surveyor

## **Termite Protection**

- Non-toxic physical termite management system to perimeter
- Termite protection system to penetrations

## **Connections**

- Single phase underground power connection
- Complete plumbing & drainage connections
- Telstra conduit lead in

## **Roof**

- Tiles from the Monier Elabana range
- Heavy duty sarking under roofing
- Colorbond fascia & gutter from builder’s standard range

## **Insulation**

- Sisalation wrap to external walls
- R2.5 batts to ceilings excluding garage & patios

## **External Finishes**

- Large selection of face bricks from builder’s range
- Painted PVC downpipes
- “A” grade turf to front & rear lawn area – PC Allowance \$2,500.00
- Concrete paver edged garden bed with shrubs & mulch
- River rock bed to service entry
- Exposed aggregate concrete driveway, patio’s & front path
- Rendered letterbox to match home with lockable insert
- Folding clothesline mounted to home

## **Internal**

- GCD “Rachael” or equal entrance door with stain finish
- Entry set Lockwood “Paradigm” dead lock with lever set
- Standard internal flush panel doors with gloss finish
- Internal door furniture Lockwood “Velocity” lever sets
- Vinyl sliding robe doors
- Single shelf with hanging rail to all robes
- Four shelves to linen cupboard

- Vinyl sliding linen cupboard doors
- 62mm finger jointed pine skirting
- 42mm finger jointed pine architraves
- 90mm Cove cornices
- Dulux three coat paint system to walls & ceiling
- Fully lined interior to garage
- 2440mm ceiling height

## **Windows & Doors**

- Powder coated aluminium windows & sliding doors from builder's range
- Keyed window locks to all windows
- Dead locks to all sliding doors
- Flyscreens to all windows & sliding doors

## **Kitchen**

- 33mm postformed laminated bench top
- Huge choice of laminate options including gloss laminates
- Laminated cupboard doors
- Laminated cupboards throughout with a bank of four drawers
- Stainless steel bar door handles to all cabinetry
- Overhead cupboards with bulkheads to ceiling
- Microwave space including power point
- Ceramic splashback tiles to kitchen
- Base Mk3 1¾ bowl stainless steel sink
- Ivy Slimline sink mixer tapware
- Four shelves to pantry

## **Appliances**

- Technika CFE641-2 60cm gas cooktop
- Technika TB60FDTSS-5 60cm electric oven
- Technika SL10160I-4 60cm pull out stainless steel rangehood
- Technika CSDW60SS-5 60cm stainless steel dishwasher
- RINNAI EHF250S 250 litre electric storage HWS

## **Bathroom/Ensuite**

- Ceramic tiles to 2.0 metre height in shower area
- Privacy latch to toilet & bathroom
- Aluminium framed clear glass shower screen
- Aluminium framed 900mm high x vanity width mirror to bathroom & ensuite
- Laminated vanities with semi-recessed basin to bench top
- Splashback tiling to vanities
- Posh Solus chrome double towel rail & toilet roll holder
- Victoria full ceramic dual flush toilet suite (close coupled)
- Ivy Slimline tapware
- Gen X shower rose
- Chrome floor wastes
- 1500mm Base acrylic bath

## **Laundry**

- Posh Kensington 45ltr. stainless steel laundry tub & cabinet
- Posh Bristol laundry wall tapware
- Posh Bristol washing machine tapware
- Splashback tiling above laundry tub

## **Plumbing**

- Two external taps

## **Electrical**

- Connection to underground mains
- Meter box with circuit breakers
- Energy efficient lighting throughout home
- 20 x down lights to main living with energy saving globes
- 1 x single non-diffused fluro to garage
- 15 x double power points
- 5 x single power points
- 4 x ceiling fan to bedrooms
- 2 x television points including TV antenna
- 1 x telephone point
- Smoke detectors to Australian standards

## **Fencing**

- Good neighbor treated pine timber fencing
- Side return fences & gates as required

## **Air Conditioning**

- Split system air conditioner to kitchen/family/dining area

## **Floor Coverings**

- Ceramic tiling to main floor areas & wet areas
- Carpet from the builder's bronze range to bedrooms, walk in robe & media room

## **Blinds**

- Blinds to windows & sliding doors excluding wet areas & garage