

# **SPECIFICATION for Lot 1236 Emerald Parade Everleigh**

## **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
- Colorbond panel lift garage door
- Automatic garage door opener with three remote control handsets

## **Earthworks & Slab**

- Fixed price site costs for Everleigh
- 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

## **Roof**

- Colorbond Custom Orb roof sheeting
- Heavy duty sarking under roof sheeting
- Colorbond fascia & gutter from builder's standard range

## **Insulation**

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

## **External Finishes**

- Rendered double height bricks with 2 coats external low sheen
- Painted PVC downpipes
- "A" grade turf to front & rear lawn areas
- Timber edged garden beds 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 range 2040mm x 1200mm pivot or hinged entrance door with stain finish
- Entry set Lockwood "Paradigm" dead lock with Meridian pull handle
- Standard internal flush panel doors with gloss finish
- Internal door furniture Lockwood "Velocity" lever sets
- Mirror 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
- Three coat paint system to walls & ceiling
- 2590mm 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

## **Appliances**

- Bellissimo 90cm dual fuel stainless steel stove (or equal)
- Technika 90cm stainless steel rangehood (or equal)
- Veneto 60cm stainless steel dishwasher (or equal)
- Bosch Professional Continuous flow gas hot water system

## **Kitchen**

- 20mm "Essastone" 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
- Ceramic splashback tiles to kitchen
- Afa Flow under mount double bowl stainless steel sink
- Mizu Soothe square sink mixer
- Four shelves to pantry

## **Bathroom/Ensuite**

- Ceramic tiles to 2.0 metre height in shower area
- Privacy latch to toilet & bathroom
- Aluminium framed clear glass shower screen
- Frameless 900mm high x vanity width mirror to bathroom & ensuite
- 20mm "Essastone" vanities with American Standard semi-recessed basin to bench top
- Splashback tiling to vanities
- Posh Solus chrome 600mm double towel rails
- Posh Solus toilet roll holders
- American Standard Studio full ceramic dual flush toilet suite close coupled
- Mizu Soothe tapware
- Posh Bristol Rail shower
- Chrome floor wastes
- 1650mm Stylus Maxton bath

## **Laundry**

- Posh Solus stainless steel laundry tub
- Ivy Slimline laundry tapware
- Posh Bristol washing machine tapware
- Splashback tiling above laundry tub

## **Plumbing**

- Two external taps

## **Electrical**

- Television antenna
- Earth leakage safety switch
- Meter box with circuit breakers

- Telstra wiring to home
- Energy efficient lighting
- 25 x 70mm down lights to main living with energy saving globes
- 20 x double power points
- 4 x single power points
- 2 x television points
- 1 x telephone points
- Smoke detectors to Australian standards

### **Air Conditioning**

- Ducted reverse cycle air conditioner to all rooms

### **Fencing**

- Good neighbor treated pine timber fencing (based on 50% contribution by neighbor)
- Side return fences & gates as required

### **Floor Coverings**

- Ceramic tiling to main floor & wet areas (allowance \$35.00/m2 supply only)
- Carpet from the builder's silver range to bedrooms, walk in robe & media room

### **Blinds**

- Roller blinds to windows & sliding doors excluding wet areas & garage