

# PREVIOUS DISPLAY RANGE SPECIFICATIONS- SINGLE STOREY

## INCLUDED IN EVERY QUALITY LIFESTYLE HOME:

- WA owned independent builder with over 30 years' experience
- Lifetime Structural Guarantee \*Conditions Apply
- Maintenance inspection six months from practical completion
- Independent quality assurance construction and inspection report (metro only)
- HIA fixed price building contract
- HIA Housing Indemnity Insurance
- Certified termite treatment
- Engineer designed, reinforced 100mm thick concrete slab and footings
- Minimum R4.0 ceiling insulation batts to house and garage
- Double clay brick construction from builder's range of face bricks
- Cream mortar with rolled joints
- Roof frame constructed from 'Wespine Blue' timber for protection against termites and European borers
- Site survey, repeg, engineer's site inspection, council building licence fees, standard Water Corporation fees.
- 10m sewer connection and 6m water run and gas connection included
- Full internal and external painting (excluding internal walls and pre-finished surfaces)
- Colorbond or painted Zinalume downpipes, fascia and slotted gutters

## EXTERNAL FEATURES

- Choice of Colorbond steel, Monier/Prime 'Hacienda' tiles or Bristile 'Marseille' or 'Vienna' clay tiles (builder's range including Valley Essentials range of colours) on 25o roof pitch
- Feature elevation and render as displayed
- Fully lined Hardiflex eaves
- Colorbond Gliderol automatic Panel-Glide sectional door with three remotes including 'Timberlook' or as displayed
- Natural grey grano garage floor
- Double garage with 28c plasterboard ceiling with 'Fremantle' cornice and T-Bar with tempered hardboard access door to home with Gainsborough '850' or '851' deadbolt with lever handle
- Clay pavers from builders standard range or Blokpave 60mm 'Easpave', 'Newpave' and 'Vistapave' brickpaving to driveway - 30m2 allowance plus path, porch / portico and alfresco
- Crushed limestone sub-base provided under driveway pavers (Metro only)
- Alfresco with 31c recessed plasterboard ceiling with 'Fremantle' cornice and T-Bar
- M & B 'Designer' entry door with aluminium sill or Jason 'Benchmark' clear glazed entry doors or as displayed
- Gainsborough 'Trilock 8901' (Angular, Circular or Precise) door furniture to timber doors only
- Jason Windows quality range of sliding doors and Breezelock windows with flyscreens and keylocks
- Two brass garden taps

## INTERNAL FEATURES AND ELECTRICAL

- Soft closers to all drawers and cabinetwork doors throughout
- Large robe to master suite with shelf and hanging rail
- Generous sized minor bedrooms with large robes and doors as displayed
- Large linen cupboard with four shelves
- Metal strips to exposed full height internal corners of plastered walls including sliding doors (Drywall also available in South West)
- High ceilings, feature recesses and bulkheads as displayed
- Designer 'Fremantle' cornices throughout
- Standard flush panel internal doors or as displayed
- Gainsborough 'Contractor 700 or 100' Leverset series door furniture
- White melamine shelving to all robes with rail
- Allowance for one digital TV point with cable to roof and one telephone point

- External light points to all house exits
- Double power points throughout with brushed aluminium backplate, with black or white light and power point switches and RCD safety switches
- Two hard wired smoke alarms
- Rheem 'Stellar' 160 litre gas storage hot water system (five star rated)

## KITCHEN

- Generous pantry with four shelves
- Extensive overhead cupboards as displayed
- Fully tiled (mitred) splashback to underside of overhead cupboards and behind rangehood. \$55/m<sup>2</sup> allowance for ceramic wall tiles
- 30mm Essa Stone/Q-Stone top from builder's standard range to kitchen or as displayed
- Clark 'Quatro' stainless steel 1 1/4 double bowl sink
- Quality Alder 'Alto' gooseneck, rectangular, swivel or 'Star' veggie spray kitchen mixer
- Wide choice of Polytec/Polyrey/Laminex/Formica laminate cupboard doors with ABS edges
- One choice of laminate colour for benchtops and one choice of laminate colour for cabinets are included as standard unless displayed otherwise.
- Designer cupboard and drawer handles from builder's standard range
- Soft closers to all drawers and cabinetwork doors
- Wall oven stack, microwave recess and pot drawers as displayed
- Choice of stainless steel Omega 'OO887XN' 600mm double wall oven or Omega 'OO971XN' 900mm underbench oven with Omega 'OG92XA' 900mm gas hot plate or as displayed
- Omega 'OR920CXA' stainless steel 900mm canopy rangehood or as displayed flued to outside air
- Dishwasher provision including electrical and cold water supply

## ENSUITE, BATHROOM AND LAUNDRY

- Stylus 'Newbury' 1675mm bath to bathroom or as displayed
- Fowler 'Regent' white vitreous china inset or semi recess or above counter basins to bathroom and ensuite with chromes wastes or as displayed with Alder 'Star, Lieto, Metza, Circa, Sette, Zen, Orta or Quadra' chrome taps or Alto, Classico or Star 35 flickmixers or as displayed
- Caroma 'Profile' connector white vitreous china toilet suite or as displayed
- Chrome Alder Moda rail dual function 'HS205' shower on rail or 'Designer AD' fixed head with chrome Alder 'Star, Lieto, Metza, Circa, Sette, Zen, Orta or Quadra' taps or 'Alto, Star 35 or Classico' mixers
- Huge choice of laminates from Polytec/Polyrey/Laminex/Formica with post formed or Polyray square style benchtops.
- One choice of laminate colour for benchtops and one choice of laminate colour for cabinets are included as standard unless displayed otherwise
- Full width slimline chrome polished edge mirrors over vanities
- Quality Alder 'Alto, Metza, Star or Zen' bathroom accessories including double towel rails and toilet roll holders
- Semi-frameless pivot doors and screen to bathroom and ensuite showers
- Mitred floor and wall tiles to ensuite and bathroom. \$55m<sup>2</sup> allowance
- Mitred laundry and WC floor and wall tiles. \$55m<sup>2</sup> allowance
- Chrome floor wastes throughout
- Exhaust fan in ensuite (Flued)
- Exhaust fan in bathroom (Unflued)
- Exhaust fan to internal WC (Flued)
- 'Metro Utility' china laundry trough with 800mm laminated cabinet or as displayed with Alder Star, Lieto, Metza, Circa, Sette, Zen, Orta or Quadra chrome taps or 'Alto' gooseneck, rectangular, swivel or 'Star' veggie spray mixers
- Concealed automatic washing machine taps
- Privacy locks to ensuite, bathroom and WC

Client Signatures:

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Witness: \_\_\_\_\_ Date: \_\_\_\_\_

Disclaimer: The Company reserves the right to alter or amend the specification details of displayed items due to non-availability or discontinuation, without prior notice. These specifications override generic specifications on individual housing brochures

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The personal touch.

Current as of 20th December 2011

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