

THE LIBERTY SPECIFICATIONS DISPLAY SINGLE STOREY

INCLUDED IN THE LIBERTY

- 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.
- 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 downpipes, fascia and slotted gutters

EXTERNAL FEATURES

- Colorbond steel roof with 25 deg pitch
- Feature elevation and render as displayed
- Fully lined Hardiflex eaves
- Colorbond Gliderol automatic Panel-Glide sectional door with three remotes as displayed
- Natural grey grano garage floor
- Double garage with 28c plasterboard ceiling with 'Manly' cornice and T-Bar with tempered hardboard access door to home with Gainsborough '851' deadbolt with lever handle
- Clay pavers from builders standard range or Blokpave 60mm 'Easipave', '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 'Manly' cornice and T-Bar
- Jason 'Benchmark' entry doors
- 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 cabinet doors throughout
- Large robe to master suite with shelf and hanging rail
- Generous sized minor bedrooms with large robes and doors.
- Large linen cupboard with four shelves
- Metal strips to exposed full height internal corners of plastered walls including sliding doors
- High ceilings, feature recesses and bulkheads as displayed
- Designer 'Manly' cornices throughout
- Standard flush panel internal doors as displayed
- Gainsborough 'Contractor 700 or 100' Leverset series door furniture
- White melamine shelving to all robes with rail
- Lifestyle smart wiring single storey package

- External light points to all house exits
- Double power points throughout with brushed aluminium coverplate, with white light and power point switches and RCD safety switches
- Two hard wired smoke alarms
- Rheem 'Stellar' 160L 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/m² allowance for ceramic wall tiles
- 30mm Essa Stone/Q-Stone benchtop from builder's standard range.
- Clark 'Quatro' stainless steel 1¼ bowl sink
- Quality Tony Alder 'Alto' gooseneck kitchen mixer
- Wide choice of laminate cupboard doors with ABS edges
- Designer cupboard and drawer handles
- Microwave recess and pot drawers as displayed
- Stainless steel Omega 'OO971XN' 900mm underbench oven with Omega 'OG92XA' 900mm gas hot plate as displayed
- Omega 'OR920CXA' stainless steel 900mm canopy rangehood 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 basins to bathroom and ensuite with chromes wastes with Tony Alder Alto flickmixers.
- Caroma 'Profile' connector white vitreous china toilet suite
- Chrome Tony Alder Moda rail dual function 'HS205' shower on rail with chrome Tony Alder Alto mixers
- 30mm Essa Stone/Q-Stone top from builder's standard range to Ensuite, Bathroom, Laundry and Powder Room as displayed.
- Full width slimline chrome polished edge mirrors over vanities
- Quality Tony Alder 'Alto' 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. \$55m² allowance
- Mitred laundry and WC floor and wall tiles. \$55m² 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 cabinet as displayed with Tony Alder 'Alto' gooseneck mixer tap.
- Concealed automatic washing machine taps
- Privacy locks to ensuite, bathroom and WC

Six star ratings for the individual Lifestyle display homes are unique and specific to each design. Ratings for proposed construction of these homes should be assessed on a case by case basis and should take into account the climate zone, block orientation, variations, colour selections and finishes. Source: Nationwide House Energy Rating Scheme www.nathers.gov.au. Extra charges may be applicable dependent on the individual assessment of each home to reach the required six star rating for the home.

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.

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