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BUILD WITH CONFIDENCE

DELUXE SPECIFICATION

u8/37 Cedric St, Stirling WA 6021
Phone: 9349 1199 | Fax: 9349 1177

Rendered Brickwork

Type: Painted Sand Finish Render
 Extent: Front elevation.
 Colours: External colour to be selected from the Solver paint colour range. (one additional contrasting colour included).



Further Information:
www.solver.com.au

Face Brickwork

Type: 2 Course Bricks – Manor Range
 Extent: External walls throughout (including inside of garage) excluding front elevation.
 Mortar joints: Cream coloured - raked, concave or flush

Builder's Standard Colour Selections for 2c face bricks:



Further Information:
www.midlandbick.com.au

Colorbond Roof – (if shown on plan)

Type: Pitched: Colorbond custom orb sheeting.
Flat: Colorbond trim deck sheeting.
Colours: Selected from Contemporary or Classic Range



Further Information:
www.colorbond.com

Roof Tiles – (if shown on plan)

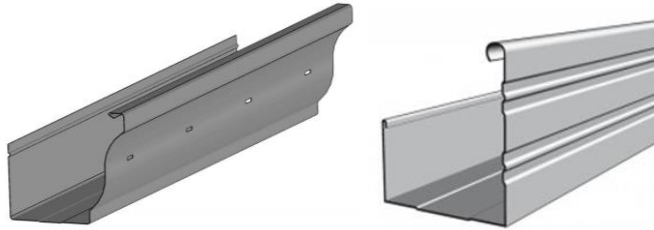
Type: Pitched: Hacienda Concrete Roof Tiles
Flat Concealed: Colorbond trim deck sheeting.
Sarking: Available as an optional extra
Colours: Builders standard range



Further Information:
www.monierprime.com.au

Roof Plumbing

Gutters: Slotted Ovolo Colonial Gutters – Colorbond
Note: Straight line Gutter – Colourbond
 (applicable to boundary walls)



Fascia: 180mm x 30mm - Colorbond



Downpipes: Rectangular 90mm x 45mm Colorbond



Rainhead: Conical Rainhead with overflow – Colorbond
 (if applicable)



Further Information:
www.colorbond.com



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Roof Structure / Insulation

Roof Structure

Type: H2 Treated Blue Pine roof & ceiling structure in accordance to AS1684



Eave Lining: Fibre Cement Sheeting – with PVC joiner strips



Insulation

Ceiling Batts: R4.1 ceiling batts to all internal ceiling areas including garage. (exc. alfresco, porch & suspended slab areas)



Cavity wall: Insulblue 6.5mm cavity wall insulation (R0.17)

Location: East and West cavity walls.



Aluminium Windows & Doors



Jason Aluminium Sliding Windows, Awning Windows and Sliding Doors with standard key locks (as applicable).
Flyscreens are standard.

Builder's Standard Colour Selections for Windows and Sliding Doors:



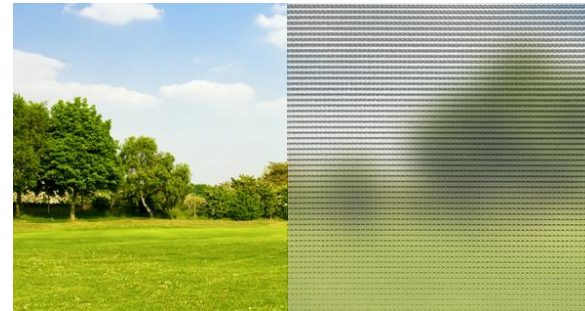
Clear Glass:

Throughout excluding wet areas.



Satinlite Obscure Glass:

Ensuites, Bathrooms, Powders & WC (as per plan)



Entry aluminium door - *(if shown on plan)*

Type: Aluminium hinged 1lite Sentry profile door, including Lockwood Palladium® lever handle with mortice lock
Glazing: Clear Glazed
Opening: Open inside



Other aluminium door - *(if shown on plan)*

Type: Aluminium hinged 1lite benchmark door, including Lockwood Palladium® lever handle with mortice lock
Glazing: Clear Glazed
Opening: Open outside



Further Information:
www.jasonwindows.com.au



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Garage Sectional Door

Colorbond Sectional Door

Standard Profiles

The Georgian



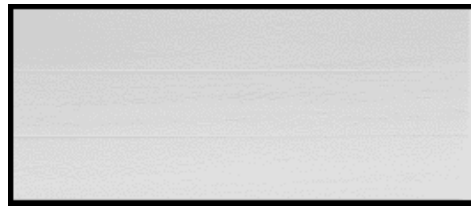
The Regency



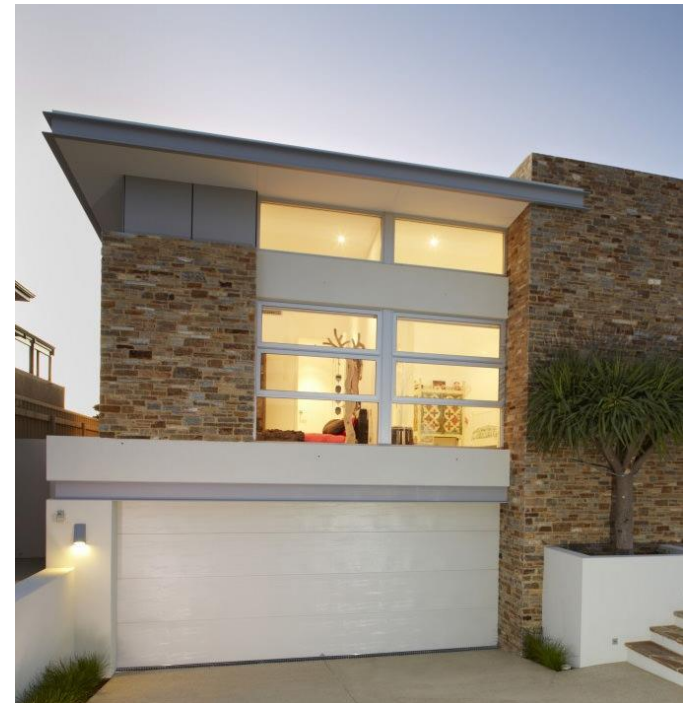
The Cosmopolitan



The Settler



The Mediterranean

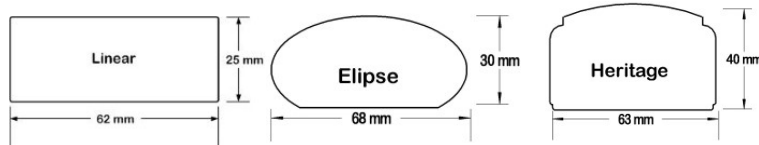


Further Information:

www.cgdoors.com.au

Internal and External Balustrade - (if shown on plan)

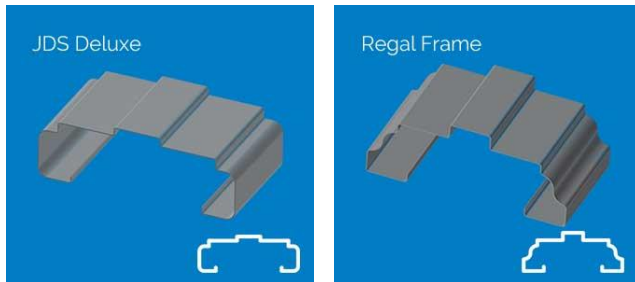
Type: Modern Profile – Powder coated Aluminium framed
Glazing: Clear Glazed
Handrail: TBA Profile – Powder coated Aluminium
(Choice of Linear, Elipse and Heritage handrail profiles)



Further Information:
www.absolutebalustrades.com.au

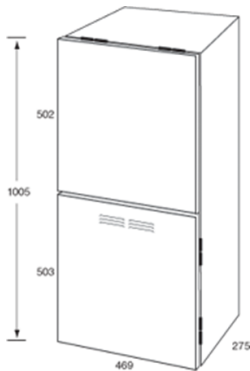
Internal Metal Door Frames

Type: 25c Deluxe OR Regal Profile Metal door frames



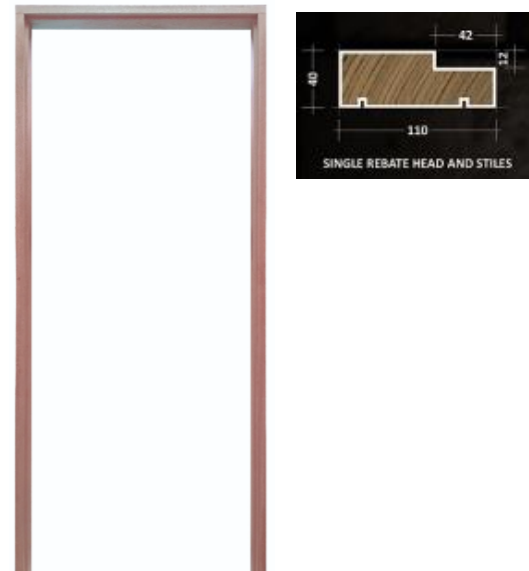
Meterbox

Type: Combination gas and electric Meterbox



External Timber Door Frames - *(if shown on plans)*

Type: 25c paint grade timber, single rebated door frame.



Ceilings

Type: Internal: 10mm plasterboard ceilings through-out including garage.
External: 10mm Aquacheck plasterboard to alfresco, porch & Balcony (if applicable).

Ceiling Heights: Ground Floor 31c (2657mm) throughout excluding dropped ceilings / bulkheads shown on plan.
First Floor: 28c (2400mm) throughout excluding dropped ceilings / bulkheads shown on plan.

Cornices: 90mm Cove cornices



External Doors - (if shown on plans)

Entry Door: (25c x 820) Corinthian Primed Madison door.
Glazing: Clear Glazed.



PMAD 04 PMAD 101 PMAD 104 PMAD 111

Handel: Gainsborough Contemporary Trilock (S/Cylinder)



ALIGN ANGULAR AURORA

Laundry Door: (25c x 820) M&B Brentwood door. (painted)
Glazing: Clear Glazed
Handel: Gainsborough Contemporary Trilock (S/Cylinder)



ALIGN ANGULAR AURORA

Garage Entry: 25c Corinthian Duracote solid flush panel door
Handel: Gainsborough G4 passage set lever with Gainsborough G2 smooth round deadbolt (S/Cylinder)



Internal Doors

Internal: 25c Corinthian Redicote flush panel doors (35mm)
 D/Rebated: Corinthian Premium flush panel doors (37mm)
 Doors



Cavity Slider: 25c Corinthian Platinum 3000 cavity slider unit
 (if applicable)



Door Furniture



Internal: Gainsborough G4 leversets with 63mm round rosette
 Privacy sets to Master Bed, Bathrooms & WC's



Cavity Slider: Gainsborough passage cavity set - Circular
 (if applicable)



Robes

Shelving: (x1) White Melamine with white edge stripping & painted front rail. With Chrome hanging rail.



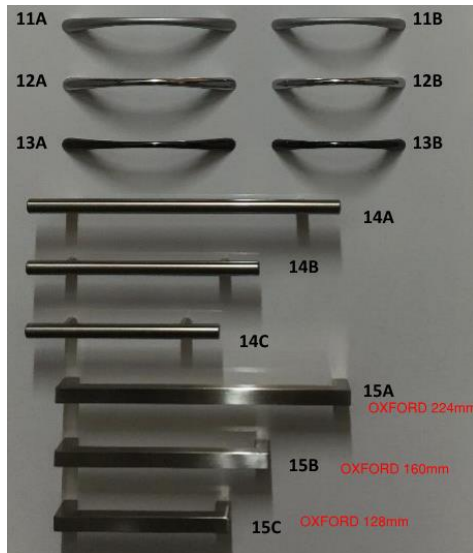
Linen / Walk In Pantry (if applicable)

Shelving: (x4) White Melamine with white edge stripping & painted front rail.



Kitchen, Laundry & Bathroom Cabinetry

- Material:** Soft close Laminex doors and drawers with ABS edging, white lined internal carcass & laminate kickboards.
- Finishes:** Natural, Silk and Flint
- Drawers:** Bank of 4 drawers with cutlery insert to kitchen plus (x2) pot drawers under wall oven stacks where applicable. Doors to the remainder.
- Overheads:** Included if drawn on design sketch
- Handles:** Wide range of builder's standard Cabinet handles



Further Information:
www.laminex.com.au

Stone Benchtops

Type/Range: Caesarstone Quartz “Standard Range”

Fascia Profile: 20mm square edge with arris.



Location: Through-out

Waterfall ends: Available as an optional extra



Further Information:
www.caesarstone.com.au



Plumbing Fixtures / Tapware

Kitchen Sink: Franke Flash Flx621 Double Bowl Sink (2008346)



Kitchen Sink: Grohe Eurosmart Cosmopolitan Mixer (9506827)



L'dry Trough: Base Laundry Trough (9504716)



L'dry Trough: Grohe EuroSmart New Sink Mixer (9506828)



Plumbing Fixtures / Tapware

Inset Basin: Posh Solus Basin 1th 525x450 (9502322)



Rec Basin: Posh Domaine S/R Basin (9508854)



Wall Basin: Posh Solus Mini wall basin (9507790)
with Mizu bottle trap (2262546)



Basin Mixer: Grohe BauEdge Basin Mixer (9506728)



Plumbing Fixtures / Tapware



Bath: Base Acrylic Bath 1520x715x380 (1792823)
Or Base Acrylic Bath 1700x750x400 (9504387)



Bath Spout: Posh Solus Bath Outlet 180mm (9505445)
with Grohe Bauedge Shower/Bath Mixer (9506889)



Toilet Suite: Posh Solus Square C/C BTW Toilet (9505481)



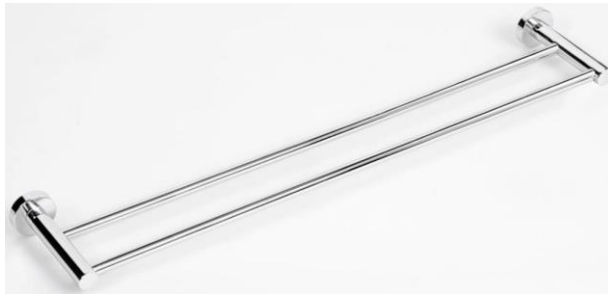
Shower Rail: Grohe Tempesta 100 4 function shower rail (9508615)
with Grohe Bauedge Shower/Bath Mixer (9506889)





Bathroom Accessories

Towel Rails: Posh Solus MKII 750 D/Towel Rail (9506585)
Location: (x1) to each bathroom and ensuite



Toilet Roll: Mizu Drift Straight Toilet Roll Holder (9504247)
Location: Toilets throughout

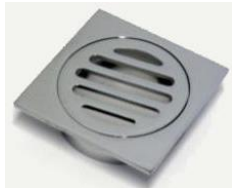


Towel Ring: Mizu Drift Square Towel Holder (2202095)
Location: (x1) to each powder room



Plumbing

- Garden Tap: (x2) Chrome Garden taps (positions TBA)
- Gas Bayonet: Available as an optional extra
- Dishwasher Recess: (x1) Cold water tap for owner's dishwasher
- Fridge Recess: (x1) Cold water tap for owner's fridge.
- Floor wastes: Square chrome floor wastes throughout



- Basin wastes: Mizu Drift Uni DN40 pop-up (2263197)
- Bath wastes: pop-down waste (248930)



- HWU: (x1) Rinnai B26 Builders series continuous flow hot water 26L Inc. Recess Box



Shower Screens

- Type: **Hobbles shower** with clear glazed semi-frameless pivot door and returns
- Location: Showers through-out
- Note: No allowance made for screens not on plans



Mirrors

- Type: Slimline Mirror. Full vanity width.
- Location: Bathroom, Ensuites & Powder (as per plan)



Robe / Linen Sliders

- Type: Vinyl Sliding robe doors (Softline)





Kitchen Appliances

Oven: Ilve 90cm S/S 9 function electric oven (ILO990X)
 (UBO) Note: applicable when under bench oven is drawn



Cooktop: Ilve 90cm S/S Gas Cooktop (ILGP95X)



Oven: (x1) Ilve 60cm S/S electric oven (ILO60DCX)
 (wall) Note: applicable when oven stack is drawn.



Rangehood: Ilve 90cm S/S Concealed Rangehood (IVUM90)





Electrical Points

Switches: Clipsal Iconic including neutral wire

Power Points: (x1) Clipsal Iconic double power point per room in the home (including the garage) with an additional double GPO each for the kitchen and master bedroom. (Excludes WC, store rooms & alfresco).

Exhaust Fan: Clipsal (CE200) Exhaust fans to the bathroom, powder, ensuite and WC all fumed to external air.



Lighting

Type: Clipsal LED downlight (TPDL1C1- 9W)

- Extent:
- 4 LED downlights to all theatres, sitting rooms, games rooms, living areas and alfresco.
 - 2 LED downlights to both entry passage and kitchen.
 - 2 LED downlights to all bedrooms, ensuite, dining room, stair wells, balconies and activity.
 - 1 LED downlight to powder rooms, passages to minor bedrooms and porch.
 - 1 LED downlight to the laundry, scullery, walk in robe, walk in linen, walk in pantry, WC, bathrooms and all store rooms.
 - 1 Light point internally to garage & store
 - 2 wall light points to the front elevation.
 - 1 wall light point to outside the laundry.



Further Information:
www.clipsal.com.au

NBN (3 Point Pack)

Inclusion: The 3 Point Pack provides an entry level cabling solution for home owners who want basic TV, phone and internet connections. This budget friendly package is best suited to home owners who have limited internet requirements as the system can be expanded to add a maximum of three additional data points.



Consultation: You will receive a consultation with Intelligent Home to discuss potential upgrade options for all your structured cabling needs including, Security, Antenna and Intercom.

Further Information:
www.intelligenthome.com.au

Tiling

Wet Area Tiling:

Wall and Floor Tiling is to be based on 300mm x 300mm ceramic tiles with a PC allowance of up to \$44.00/m² retail cost from builder's standard range.

Ensuite / WC:

1 x row of skirting/vanity hob, 1 x row above vanity, 2.1 m high to shower & bath hob/riser & 2 x rows above bath. (if applicable)

Bathroom:

1 x row of skirting/vanity hob, 1 x row above vanity, 2.1 m high to shower & bath hob/riser & 2 x rows above bath. (if applicable)

Powder:

1 x row of skirting & 1 x row above vanity/basin

Laundry:

1 x row of skirting/vanity hob & 3 x rows above benchtop

Kitchen:

Above benchtop to underside of overheads.

Special Notes:

- Please note additional charges will incur for any extra tiling or non-standard tile selections out of the builders standard range.
- Our standard ceramic tile is 300 x 300. Larger and smaller tiles incur an extra labour cost. The exact cost will be calculated at your prestart interview.
- Your allowance is calculated on recommended retail prices not sale prices. Any costs above the standard allowance will be calculated at your prestart interview.





Interior Painting

- Ceilings: Standard White
- Cornices: Standard White
- Door/frames: Painted – Standard one colour throughout – gloss
- Shelving: Painted – Standard one colour throughout – gloss
- Int. Walls: Available as an option

Exterior Painting

- Render: Solver Acrylic paint (front elevation)
- Gutter: Not Applicable – Colorbond
- Fascia: Not Applicable – Colorbond
- Downpipes: Not Applicable – Colorbond
- Meterbox: Painted – Standard one colour
- Columns: Painted – Standard one colour – gloss (if applicable)
- Ext Lintels: Painted – Standard one colour – gloss
- Eaves: Standard White



Paving

Type: Brikmakers Stonewash Collection Grandpave 330 x 330 x 60
Extent: Porch, courtyard (if applicable) and alfresco. Plus an allowance of up to 30m² for the driveway and path (where applicable).



CHARCOAL



GREY



SILVER



Garage Concrete

Type: Natural Grey with a non-skid finish (no mesh with controlled joints)



Other Quality Inclusions

- Fixed price HIA building contract.
- Engineer designed slab and footings.
- Engineers Soil Report of building site
- Anti-termite protection system.
- 10m sewer connection allowance.
- 10m 3 phase power allowance.
- 10m water run-in based on standard front setback.
- 10m gas run-in based on standard front setbacks.
- Survey and re-peg of the site before construction.
- Housing and indemnity insurance.
- Interior design consultation
- 6 year structural guarantee.
- 6 month maintenance warranty period.





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