

2023 SPECIFICATION SCHEDULE

PRELIMINARIES

- ✓ Full Working drawings for Council permit
- ✓ 10 Year Masterbuild Guarantee
- ✓ Code of Compliance Certificate
- ✓ Twelve month Defects Warranty
- ✓ House fully cleaned on completion
- ✓ Construction & Liability Insurance
- ✓ Twelve month Defects Warranty
- ✓ Builder's temporary supply box

CONCRETE FLOOR

- ✓ Engineered ribraft foundation
- ✓ Foundation surveyors certificate

EXTERIOR

- ✓ Corona satin shake tile or long run roof as per plans
- ✓ 25 degree pitch roof
- ✓ Coloursteel fascia and gutters
- ✓ Marley RP80 Stratus downpipes
- ✓ Hardie soffits 4.5mm
- ✓ Brick home: The Brickery - 70 Series clay bricks from Mezzo range 32mm with natural grey mortar
- ✓ Linea home: Sycon Linea weatherboard 180mm
- ✓ Designer Schist Pillars where shown on plans
- ✓ Double glazed aluminium windows including garage
- ✓ Clear float glass with Etchlite to bathrooms and WC
- ✓ SR 13 Aluminium front door, clear float glass
- ✓ Yale Keyless Entry - SYDM3109

INTERIOR

- ✓ 2400mm stud standard to all floor plans
- ✓ Int doors (Hag 11) panel 1980mm high
- ✓ Steel ceiling strapping
- ✓ Square chrome door stops
- ✓ Schlage Medio series door handles
- ✓ Ventilated shelving to linen cupboards & wardrobes
- ✓ 55mm Gib Cove
- ✓ Bevel pine skirting 60mm
- ✓ Insulation - R2.4 Walls R7.2 ceilings, including garage
- ✓ Manhole to ceiling
- ✓ 40mm Architraves to interior doors & exterior windows
- ✓ 10mm plaster board to walls, 13mm plaster board to ceilings. 10mm Aqualine to wet areas

ELECTRICAL

- ✓ LED Recessed down lights by Hugo - White fittings
- ✓ Up down exterior wall lights
- ✓ 2 way switching
- ✓ Sensor unit
- ✓ Legrand Excel Life switch gear
- ✓ Heat light fan units
- ✓ Heated towel rail points
- ✓ Single power points Legrand Excel Life
- ✓ Double power points Legrand Excel Life
- ✓ Door bell

GARAGE

- ✓ Fully lined and Painted
- ✓ Garage Door (insulated)
- ✓ Electric motors with remote controls

KITCHEN

- ✓ Custom-built kitchen design as per plans
- ✓ 50mm Laminate benchtops with flat freeform edge
- ✓ Bestwood melamine door & drawer fronts
- ✓ Softclose doors and drawers
- ✓ Handles - builder's standard range
- ✓ Satin chrome designer one & a half sink top mount
- ✓ Double pull out rubbish bins
- ✓ Sink mixer gooseneck Methven Shadow
- ✓ Glass splashback 900mm x 750mm (no cutouts)

SCULLERY (WHERE SHOWN ON PLAN)

- ✓ 30mm white laminate benchtop, rolled edge
- ✓ 16mm Melamine open shelving

KITCHEN APPLIANCES

- ✓ Oven - Fisher & Paykel - OB60SC5CEX2 SS
- ✓ Hob - Fisher & Paykel C604CBX2
- ✓ Range hood - Power pack - Smeg PUM610X
- ✓ Dishwasher - F&P One Touch DW60FC2X1

PLUMBING

- ✓ Basin mixers - Methven Shadow
- ✓ Shower Slides - Methven Shadow
- ✓ Shower mixers - Methven Shadow
- ✓ 180L mains pressure hotwater cylinder
- ✓ 2x exterior hose taps

BATHROOMS, ENSUITE, WC

- ✓ Athena Clearlite Acrylic showers
- ✓ Adesso Mila back-to-wall toilet - soft close seat
- ✓ Raymor Carlton wall hung vanities with ceramic tops
- ✓ Sorrento bath 1675 x 760mm with head rest
- ✓ Mirrors with polished edges
- ✓ Toilet roll holders - chrome
- ✓ Raymour S-Series Square 5 rail towel rail

LAUNDRY

- ✓ Laundry tub Estasi E6200

DECORATING

- ✓ Level 4 paint finish with 3 coats to walls and ceilings
- ✓ Internal Doors 1 undercoat with 3 x top coats

TILING

- ✓ Tiles between vanities and mirrors from builder's standard range
- ✓ Floor tiling including trims, finishings & water proofing to Bathroom(s), kitchen, laundry and entry from builder's standard range
- ✓ 100mm skirting tile to bathroom, ensuite & W/C

ALARM SYSTEM

- ✓ Paradox Spectra 8 Zone Control Panel
- ✓ Keypad - Touch Screen
- ✓ 1 x Internal screamer
- ✓ 1 x External siren
- ✓ 3 x Internal sensors
- ✓ 2 x Hardwired smoke detectors
- ✓ 1 x Backup Battery