

Single Storey Villa Standard Specifications

Site Works

- Earthworks
- Retaining walls where required
- Re-peg & contour survey
- Power connection
- Sewer & water connection
- Stormwater connection
- Engineer designed concrete slab & footing
- Termite treatments to slab and perimeter

Exterior

- Double brick wall construction
- Hard plaster & painting to front elevation
- Zincalume roofing or similar
- Roof insulation as required by Energy Report
- Concrete Letterbox
- External taps (2)
- Clothesline
- Gas hot water system
- Remote control garage door with two remotes
- Brick paved to courtyard, driveway, porch & drying areas
- 1.8m Colorbond or similar external fencing

Interior Living

- Single brick wall construction
- Hard plaster & painting throughout
- Corinthian Maddison or similar entry door
- Door seals to entry door for weatherproofing
- Redicote Flush panel or similar interior door
- Flushed panel, weatherproof store doors
- Laminated flooring to main living & dining areas
- Carpet to bedrooms

- Aluminium windows & sliding doors
- Flyscreens to windows & sliding doors
- Vertical blinds to windows & sliding doors
- Levered door handles throughout
- 28c high ceilings where shown on plan
- Recess ceiling where shown on plan
- Gyprock ceiling throughout
- Gyprock cove cornice or similar throughout
- Ceiling insulation
- Phone / National Broadband Network for high speed internet data point
- TV point
- Reverse cycle Split system air-conditioner to living area and Master Bedroom
- Hard wired Smoke alarms
- Double GPO
- Downlights to entry & living.
- Oyster lights to bedrooms
- Built in robes with shelf rail using sliding door or similar

Bathroom and Laundry

- Floor tiling to bathroom & ensuite
- Ceramic wall tiles to skirting, above vanity and 2m high in showers
- Vitreous China basins
- Laminated vanity top
- Chrome drawer and door handles
- Mirror to bathroom & ensuite
- Exhaust fans to bathroom & ensuite
- Framed shower screen
- Soap dish to showers

- Towel rail or ring with Chrome Plated finish
- Robe hook with Chrome Plated finish
- Dual flush White Pan and Cistern WC
- Toilet roll holders with Chrome Plated finish
- Standalone 42 litre Laundry tub cabinet trough to laundry
- Trough taps with Chrome Plated finish
- Washing machine taps with Chrome Plated finish
- Hard plaster & painting

Kitchen

- Floor tiling
- White glazed ceramic splash back between benchtop to overhead cupboard
- 600mm Stainless Steel Rangehood
- 600mm Stainless Steel Gas cooktop
- 600mm Stainless Steel Electric oven
- Stainless Steel Dishwasher
- Single sink with flick mixer
- Overhead cupboards
- Stone bench tops
- Pantry with white lined shelves
- Downlights
- Hard plaster & painting

Landscaping

- Landscaping to front garden with automatic reticulation

Quality Assurance

- 6 year structural warranty
- 6.5 month defect period

