

## *Aushomes Pty Ltd* *Standard Sample Building Specification*

### General Inclusions

- Contour survey.
- All council BA fees, portable long service leave fees and BSA fees.
- Construction Insurance.
- Soil test and engineer designed footing and slab.
- N2 non-cyclonic wind load construction.
- Soil allowance to "M" class.
- 2400 mm ceiling height.
- Roof pitch to be 22 degrees minimum.
- Six-year statutory structural warranty.

### External Inclusions

- Austral bricks from the builders select range.
- Colorbond fascia and gutter.
- Concrete roof tiles from the builders standard Range
- Panel master classic garage door with 2 remote controls.
- Two (2) external garden taps.
- Sewer connection to 30 meters.
- 60m Storm water to street with standard 6m setback
- Aluminum sliding windows and doors with keyed alike window locks.
- Front door to be a duracote tempered hardboard door from the builder's select range.
- Gainsborough tri-lock to front door.

### Internal Inclusions

- Fully painted inside and out with trade premium paints. Walls in one colour acrylic, ceilings in acrylic white. All painting by standard two-coat system.
- Gloss skirting, architrave and reveals to match wall paint.
- Skirting is profiled 68 x 12 mm.
- Architrave is profiled 42 x 12mm.
- Internal doors from the builders standard range gloss painted.
- Built-in robes to all bedrooms include shelf and rail.
- Linen press with four (4) shelves.
- Cornice - standard plaster cove 90mm.
- 10mm plasterboard to all walls and ceiling.
- 10mm water resistance lining board to wet areas.
- Gainsborough Contractor Stoneware white door furniture.

### Electrical

- Westinghouse stainless steel fan force oven, model POP663S.
- Westinghouse ceramics cook top with stainless steel surround, model PHP285S.
- Dishlex stainless steel dishwasher, model DX 103SX.
- Westinghouse stainless steel range hood, model WRS600US.
- Ceiling fanlights are included (where shown on plan)
- Air-conditioning split system to living & master bedroom.
- Exhaust fans to bathroom and ensuite
- Power points
  - Three double and one single points in Kitchen
  - Three double points in Master Bedroom
  - One double power points all all-remaining rooms (excluding WC).
- Three (3) T.V. points.
- Three (3) phone points.
- Smoke detectors (240 volt with battery backup).
- Lights (including fittings as selected by builder)
  - Internal - one per room.
  - External - one to porch and one to pergola area.
- Electrical safety switch to power board.

### Hot Water System

- Gas instantaneous hot water system.

### Water Tanks

- Rainwater tanks installed in accordance with State Government requirements.

### Cleaning

- A builders clean will be completed internally and externally to ensure the home is ready for occupation.

### Bathrooms & Toilets

- Laminated bench top with post form edge.
- Fully laminated cupboards including draws.
- Mirror 900mm high by length of vanity.
- Ceramic vanity basin (white).
- Chrome mixer tap ware.
- Chrome towel rail and paper holder is included.
- Clear glass shower screen with pivot or sliding door.
- Bath 1525mm white acrylic.
- Ceramic soap holder to shower recess.
- Toilet suites with white vitreous china pan.
- Tiling from builder's selection to bathroom and WC. Skirting and floor (one row above vanity unit, to 400mm above bath and approximately 1850mm in shower recess).
- Tiled shower base.

### Laundry

- Laundry tub to be 45 litre Everhard with suds by-pass and metal cabinet (stainless steel drop in tub when laundry bench is indicated on the plan).
- Tiling from builder's selection to floor and skirting, tub splash back to 400mm.
- Chrome mixer tap ware.

### Floor Coverings

- Tiles to kitchen, family, dining, meals, hallways and entry area from builder's selection.
- Balance of house to be quality carpet from builder's selection with rubber underlay.
- Garage floor to be broom concrete finish.

### Window Treatments

- Vertical blinds throughout home excluding garage and W.C.
- Safety screens to all windows and safety screens to all external doors.

### Light Fittings

- Quality light fittings throughout home (excluding garage) from builder's selection.
- Single fluorescence to garage (Two single fluorescence if double garage).

### Kitchen

- Laminated bench top 600 mm with post form edge.
- Fully laminated cupboards.
- Overhead cupboards when range hood is included.
- Carpenter made pantry with 4 shelves.
- 1050mm 1/75 bowl stainless steel sink with one tap hole.
- Chrome mixer tap to kitchen sink.
- Laminated kick board to match kitchen cupboards.
- 400mm tiling to kitchen splash back.

### Landscaping

- Single feature garden to front yard (approximately 8sq. meters)
- Turf to front and rear yard.
- Pathway from drive to porch in exposed aggregate concrete.
- Driveway to be wineglass in shape with exposed aggregate
- Letter box to be brick or metal as selected by builder.
- Fencing (where no existing fence is insitu) to be 1.8 high treated pine to both sides and rear of allotment, with return to side of house and one (1) gate as positioned by builder.

### Miscellaneous

- Television antenna is included from builders selection
- Paraline clothesline is included. Positioned at builders discretion.
- Patio and Alfresco Entertainment area's – as shown on floor plans
- Six-month maintenance warranty (excluding turf and gardens).

### Insulation

- R2.5 ceiling insulation to all ceilings areas under main roof.
- Wall wrap (sisilation) to external walls.