



Aushomes Pty Ltd Sample Building Specification – Single Dwelling

General Inclusions

- Contour survey.
- All council fees, portable long service leave fees and BSA fees.
- Construction Insurance.
- Soil test and engineer designed footing and slab.
- Engineered designed pine frame and roof trusses.
- N2 non-cyclonic wind load construction.
- Soil allowance to "M" class.
- 2400 mm ceiling height.
- Roof pitch to be 22 degrees minimum.
- Security tie-down suitable for N2 (Non Cyclonic) wind loading.
- Six-year statutory structural warranty.

External Inclusions

- Austral bricks from the builders select range.
- Color bond fascia and gutter.
- Concrete roof tiles from the builders standard Range
- Panel master Classic overhead garage door with remote control.
- Two (2) external garden taps.
- Two (2) external lights.
- 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 as per plan from the builder's standard range.
- 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 with swing doors.
- Linen press with four (4) shelves and swing door.
- Cornice - standard plaster cove 90mm.
- 10mm plasterboard to all walls and ceiling.
- 10mm water resistance lining board to wet areas.
- Lever door furniture throughout from builders range.

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 (one to each bedroom, one to lounge and one to family room)
- Air-conditioning, 2.5HP reverse cycle split system.
- Exhaust fans to bathroom and ensuite.
- Power points
 - Three double points in Kitchen
 - One Single power point in Kitchen for range hood
 - Three double points in Main 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 – two, one to porch and one to pergola area.
- Earth leakage circuit breakers.

Hot Water System

- 250 LITRE STORAGE UNIT.

Water Tank

NIL

Bathrooms & Water Closets

- 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 600mm above bath and approximately 1850mm in shower recess).
- Tiled shower base with full waterproofing under tiles.

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, skirting, and tub splash back to 600mm.
- 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 builders 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, from builders selection
- Para line clothesline,
- Patio or Alfresco Entertainment area's – as shown on floor plans
- Six-month maintenance warranty excluding turf and landscaping.

Energy Efficiency

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

Cleaning

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

****Sample Specification Only – This**

does not form part of your offer or contract.