

## STANDARD SPECIFICATION:

(Custom Modular Home)

### EXTERNAL:

- Engineered design
- C2 cyclone rating as standard
- 2600 high walls (2550 ceiling height)
- 700mm nominal FFL
- Insulated walls and under roof
- HDG steel stumps
- Glass and aluminium windows/doors with fly screens
- Solid core standard profile entry door (Hume Doors)
- James Hardies Primeline Herritage cladding
- Colourbond fascia, gutters and roofing
- Modwood composite decking
- Hardwood step treads oiled
- Dulux weather shield or equiv external paint
- AC external units and HWS on welded chassis brackets
- 250L Everhot storage HWS

### INTERNAL:

- Flush set gyprock ceilings
- VJ paneling to all walls except wet areas
- 6mm vilaboard flush set to wet area walls
- Bathroom tiled floor and full walls tiled to shower area, 100mm skirting tile to remainder of room with painted walls.

- Built in robes to all bedrooms with 1 x mirror and remainder vinyl sliding doors. Vinyl sliding doors to other cupboards other than bedrooms
- Laminate kitchen by Ross Joinery Kitchens, includes overheads and dishwasher space, 1 banks of draws, Microwave space with 1 x draw under and remainder cupboards with doors/mid shelf.
- Westinghouse 60cm electric cooktop and under bench oven, front recirculating rangehood in overheads over cooktop
- Bowl and ¾ sink with mixer tap (builders range)
- Laundry cabinet made bench with drop-in laundry tub
- Wall hung vanity units
- Mirror shaving cabinet width to match vanity
- Mid range fixtures including all mixer taps and back to wall toilet suites (builders range)
- Walk in large shower area
- Split system air conditioning to all bedrooms, office and living area
- White Clipsal ceiling fans, white LED downlights, exhaust fans in bathrooms, GPO's throughout, internal sub board. Inc 2 fans and 4 downlights to breezeway
- Vinyl planking to main areas and bedrooms
- Interior walls/skirting in Dulux Wash & Wear premium paint or equiv.
- Interior doors & frames in Dulux Aquanamel gloss of wall colour or equiv.

\* Please note at contract stage a detailed item and colour selections booklet will be completed which goes through fixtures and finishes in more detail.