

## 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
- Bradnams Signature series entry door with side light
- James Hardies Primeline cladding range
- Colourbond fascia, gutters and roofing
- Modwood composite decking
- Hardwood step treads oiled
- Norfoam insulated roofing over deck with lights and fans
- 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 with 100mm skirting tiles, shower walls tiled to 2000 and 300mm splash to vanity. 600 Splash to kitchen

- 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 to 2100 high with bulkhead to ceiling, dishwasher space, 3 banks of draws, Oven tower with microwave space with 1 x draw under and remainder cupboards with doors/mid shelf.
- Westinghouse or equiv. 60cm electric cooktop and 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, washing machine and dryer tower with overheads beside
- 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 from Reece)
- Enclosed shower with pivot door glass and aluminum shower screen (ensuite) walk in shower for main
- Split system air conditioning to all bedrooms and living area
- White DC ceiling fans, white LED downlights, exhaust fans in bathrooms, GPO's throughout, internal sub board or ext meter box
- Vinyl planking to main areas and bedrooms
- Interior walls/skirting in low sheen premium paint
- Interior doors & frames in gloss of wall colour

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