

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) with glass feature panel. Laundry glass top panel
- James Hardies Primeline Herritage cladding or equiv
- 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 heat pump HWS

INTERNAL:

- Flush set gyprock ceilings
- VJ paneling to all walls except wet areas
- 6mm vilaboard flush set to wet area walls - Main bathroom only
- Ensuite fully tiled walls
- Main Bathroom tiled floor with 100mm skirting tiles, shower walls tiled to 2000 and 300mm splash to vanity. 600 Splash to kitchen and laundry

- Built in robes to all bedrooms with 1 x mirror and 1 x vinyl sliding doors. Vinyl sliding doors to other cupboards other than bedrooms
- Laminate kitchen cabinets with stone bench tops by Ross Joinery Kitchens, includes overheads and pantry to 2100 high with VJ bulkhead over, fridge overhead, dishwasher space, All draws except under sink to have doors, Oven tower with Microwave space and 1 x pot draw under. Pantry to have draws to lower section
- Westinghouse or equiv 90cm electric cooktop, 90cm recirculating rangehood in overheads over cooktop. 60cm oven and microwave with fascia to oven tower area.
- Bowl and $\frac{3}{4}$ undermount sink with mixer tap
- Wall hung vanities to bathrooms (builders range from Reece)
- Mirror shaving cabinets to match vanity width over vanities
- Mid range fixtures including all mixer taps and back to wall toilet suites (builders range from Reece)
- Enclosed showers with pivot door glass and aluminum shower screen
- Split system air conditioning to all bedrooms and living area
- Clipsal 1300mm "Caloundra" DC Ceiling Fans, white LED downlights, exhaust fans in bathrooms, GPO's throughout, internal sub board
- Vinyl planking to main areas and carpet to bedrooms
- Interior walls/skirting in Dulux Wash & Wear premium paint
- Interior doors & frames in Dulux Aquanamel 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.*