

## 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
- 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
- 125L 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/lidy. 600 Splash to kitchen
- Built in robe to bedroom with 1 x mirror and 1 x vinyl sliding door. Vinyl sliding doors to other cupboards other than bedrooms
- Laminate kitchen by Ross Joinery Kitchens if applicable to design
- Westinghouse appliance package if applicable to design
- Stainless kitchen sink with mixer tap (builders range)
- Wall hung vanitie to bathroom (builders range)
- Mirror shaving cabinets to match vanity width over vanities
- Quality fixtures including all mixer taps and back to wall toilet suite (builders range)
- Enclosed shower with pivot door glass and aluminum shower screen
- Split system air conditioning
- White Clipsal ceiling fans, white LED downlights, exhaust fans in bathrooms, GPO's throughout, internal sub board
- Vinyl planking to main areas and carpet to bedroom
- 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. Not all of above spec is relevant to every design.