

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 flush door with top glass to laundry (Hume Doors)
- James Hardies Primeline Chamfer cladding
- Colourbond fascia, gutters and roofing
- Modwood composite decking to landings
- Hardwood step treads oiled
- Dulux weather shield or equiv external paint
- AC external units and HWS on welded chassis brackets
- 250L 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 splash to vanity/bath. Splash to kitchen & laundry

- Built in robe to all bedroom with 1 x mirror and remainder vinyl sliding doors. Vinyl sliding doors to other cupboards other than bedroom.
- Laminate kitchen by Ross Joinery Kitchens, includes overheads and dishwasher space, 2 banks of draws, Microwave space with 1 x draw under and remainder cupboards with doors/mid shelf. Walk in pantry by carpenters
- 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 suite (builders range from Reece)
- Enclosed showers with semi frameless glass and aluminum screens
- Split system air conditioning to all bedrooms and living area
- White DC ceiling fans, white LED downlights, exhaust fans in bathrooms, GPO's throughout, external meter box or int sub
- Vinyl planking to main areas and bedrooms
- Interior walls/skirting in Dulux Wash & Wear premium paint or equiv.
- Interior doors & frames in 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.