

## 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 Chamfer 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 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/lady. 600 Splash to kitchen
- Built in robe to bedroom with 1 x mirror and vinyl sliding doors.
- Laminate kitchen by Ross Joinery Kitchens, includes overheads and pantry to 2100 high, fridge overhead, dishwasher space, 1 banks of draws, Microwave space with 1 x draw under and remainder cupboards with doors/mid shelf.
- Westinghouse 30cm electric cooktop and 600 under bench oven, front recirculating rangehood in overheads over cooktop
- Single bowl sink with mixer tap (builders range)
- Wall hung vanities 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 from Reece)
- Enclosed shower with pivot door glass and aluminum shower screen
- Split system air conditioning to bedroom and living area
- White DC ceiling fans, white LED downlights, exhaust fans in bathrooms, GPO's throughout, internal sub board OR ext board
- Vinyl planking to main area and bedroom
- 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.