

## 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
- Insulated panel roof to deck area
- HDG steel stumps
- Glass and aluminium windows/doors with fly screens
- Hume standard profile entry door and solid flush laundry door
- 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 and shower walls to 2000, 100mm skirting to remainder of room. 300 splash and 600 splash to kitchen

- Walk in shower to bathroom
- 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 and dishwasher space, 1 bank of draws, Microwave space with 1 x draw under and remainder cupboards with doors/mid shelf.
- Westinghouse 60cm electric cooktop and under bench oven, front recirculating rangehood in overheads over cooktop
- Bowl and  $\frac{3}{4}$  sink with mixer tap (builders range)
- Vanity/Laundry cabinet made bench with drop-in laundry tub
- Mirror shaving cabinet 600w
- Mid range fixtures including all mixer taps and back to wall toilet suites (builders range from Reece)
- 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
- 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.