

## 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
- Hume standard profile entry 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 unit and HWS on welded chassis brackets
- 125L storage HWS
- Laminate kitchenette by Ross Joinery Kitchens, includes overheads to 2100 high with rangehood, under bench fridge space, 1 banks of draws, Microwave space with 1 x draw under and remainder cupboards with doors/mid shelf.
- Westinghouse 30cm electric cooktop, front recirculating rangehood in overheads over cooktop
- Single bowl sink with mixer tap (builders range)
- Wall hung vanity to bathroom (builders range)
- Mirror shaving cabinet to match vanity width
- 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 living area
- White DC ceiling fan, white LED downlights, exhaust fan in bathroom, GPO's throughout, internal sub board
- Vinyl planking to main area
- Interior walls/skirting in Dulux Wash & Wear premium paint or equiv.
- Interior doors & frames in Aquanamel gloss of wall colour

### INTERNAL:

- Flush set gyprock ceilings 2600 - Can upgrade to raked
- 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/ldy. 600 Splash to kitchen

\* Please note at contract stage a detailed item and colour selections booklet will be completed which goes through fixtures and finishes in more detail.