

Granny Flat 1

ROOF:	Colorbond (20° pitch) 300mm eaves and gable eaves
EXTERNAL CLADDING:	Hardiplank Woodgrain
WINDOWS:	Aluminum Sliding with flyscreens and key locks; 1.800 l/m sliding glass door to rear (standard colours only)
FLOORING:	Approved water resistant and termite treated Aquabar sheeting
BEARERS/JOISTS:	Cypress Pine
FRAME/TRUSS:	Termite treated timber
SITE FALL/INSPECTIONS:	Level site (subject to inspection)/First site inspection free
ELECTRICAL:	Seven (7) light points, including round LED light to kitchen & Tastic 2 Heat to bathroom/laundry Five (5) double power points with earth leakage One (1) TV point & One (1) smoke detector
DOWNPIPES/TANKS:	No allowance, outlets only
INTERNAL FITTINGS:	
– Oven / Cooktop	Upright (white)
– Kitchen Sink	Flushline single bowl & drainer (stainless steel)
– Laundry Tub	45 litre Tub
– Toilet Suite	4 Star Prima Suite (white)
– Vanity Unit	Tammarq 750mm
– Shower Base	900mm x 900mm (white)
– Shower Screen	Pivot door; clear glass; and semi frameless
– Mirror	900mm
– Taps	Flick Mixer
– Bathroom Accessories	Projix range: soap dish; double towel rail; and toilet roll holder
– Hot Water System	Rheem Integrity instantaneous gas – supply only, owner to install on site
– Built-In Robes	1.500 l/m to bedroom one (1) with sliding doors
– Door Handles	Lever (Satin Chrome)
– Paintwork	Allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas; and internal walls
FLY SCREEN DOORS:	Security screens to front door and rear sliding glass doors
KITCHEN:	2.250 l/m of 600mm wide bench top
INSULATION:	R4.0 to ceiling; R2.5 & Breather Foil to external walls; Thermofoil to roof; and R2.0 & Silver Foil to subfloor
TILING:	2.0m high to shower (depending on tile size) One (1) row of skirting tile to WC and balance of bathroom/laundry Splash-back to laundry tub Ceramic floor tiles throughout wet areas Splash-back to kitchen (approximately 600mm high)
CORNICE:	90mm (white)