

Barwon

ROOF:	Colorbond (15° pitch) 450mm eaves and gable eaves
PORCH	90mm x 90mm timber post with two (2) coats of clear oil to deck
EXTERNAL CLADDING:	Hardiplank Woodgrain (staggered ends)
WINDOWS:	Aluminum Sliding with flyscreens and key locks (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:	10 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom 10 double power points with earth leakage One (1) TV point One (1) smoke detector No allowance, outlets only
DOWNPIPES/TANKS:	
INTERNAL FITTINGS:	
– Rangehood	600mm slide out (stainless steel)
– Oven / Cooktop	Upright (stainless steel)
– Kitchen Sink	Flushline single bowl & drainer (stainless steel)
– Laundry Tub	45 litre tub
– Toilet Suite	4 Star Prima Suite (white)
– Vanity Unit	Tammarq 750mm
– Bath	1500mm (white)
– Shower	Over bath
– Shower Screen	Pivotech folding door over bath with clear glass;
– 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
– Door Handles	Lever (Satin Chrome)
– Woodwork	Painted – allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas; and internal walls
FLY SCREEN DOORS:	Security screens to front and rear external doors
KITCHEN:	4.500 l/m of 600mm wide bench top, including breakfast bar; 2.200 l/m overhead cupboards, including rangehood cupboard with bulkhead to ceiling; and built in pantry
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) 1.2m to balance of bathroom (depending on tile size) One (1) row of skirting tile to WC and laundry Splash-back to laundry tub Ceramic floor tiles throughout wet areas Splash-back to kitchen (approximately 600mm high)
CORNICE:	90mm (white)