

Langley

ROOF:	Colorbond (15° pitch) 450mm eaves and gable eaves
PATIO:	Raked Front Patio with timber deck finished with two (2) coats of clear oil
EXTERNAL CLADDING:	Hardiplank Linea & Scyon Axon
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:	8 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom 13 double power points with earth leakage Two (2) TV point One (1) smoke detector No allowance, outlets only
DOWNPIPES/TANKS:	
INTERNAL FITTINGS:	
– Rangehood	600mm slide out (stainless steel)
– Oven	Combination under bench (stainless steel)
– Cooktop	Ceran electric (Black glass) - (Supply Only for Ceramic Cooktop)
– Kitchen Sink	Flushline single bowl & drain (stainless steel)
– Laundry Tub	45 litre tub
– Toilet Suite	4 Star Prima Suite
– Vanity Unit	Tammarq 600mm
– Shower Base	1800mm x 900mm (white)
– Shower Screen	Fixed Panel; clear glass; and semi frameless
– Mirror	Shaving Cabinet 600mm x 720mm
– 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 screen to front external door
KITCHEN:	5.800 l/m of 600mm wide bench top, including breakfast bar; 1.600 l/m overhead cupboards, including rangehood cupboard with bulkhead to ceiling; and upright corner 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 laundry Splash-back to laundry tub & Splash-back to kitchen (approximately 600mm high) Ceramic floor tiles throughout wet area
CORNICE:	90mm (white)
HANDRAILS:	To front verandah and steps only