

# Duke

<b>ROOF:</b>	Colorbond (15° pitch) 450mm eaves and gable eaves
<b>VERANDAH:</b>	4.0m x 1.8m portico roof & deck to front + 8.5m x 2.4m skillion roof & deck to rear
<b>EXTERNAL CLADDING:</b>	Render Finish over Colorbond Wall Sheet to Front Elevation Only with Hardiplank Woodgrain remainder (staggered ends)
<b>WINDOWS:</b>	Aluminum Sliding with flyscreens and key locks (standard colours only)
<b>FLOORING:</b>	Approved water resistant and termite treated Aquabar sheeting
<b>BEARERS/JOISTS:</b>	Cypress Pine
<b>FRAME/TRUSS:</b>	Termite treated timber
<b>SITE FALL/INSPECTIONS:</b>	Level site (subject to inspection)/First site inspection free
<b>ELECTRICAL:</b>	13 light points (with Two (2) two-way switches), including round LED light to kitchen & Taster Heat to bathroom 14 double power points with earth leakage One (1) TV point & One (1) smoke detector No allowance, outlets only
<b>DOWNPIPES/TANKS:</b>	
<b>INTERNAL FITTINGS:</b>	
– Rangehood	600mm slide out (stainless steel)
– Oven	Combination Under bench (stainless steel)
– Cooktop	Solid electric plates or gas (stainless steel) – (Supply Only for Gas Cooktop)
– Kitchen Sink	750mm Flushline 1 bowl & drainer (stainless steel) with flick mixer tap
– Dishwasher	Provisions Only
– Laundry Tub	30 litre Drop-in Bowl with cupboard under & bench only
– Toilet Suite	4 Star Prima Suite (white)
– Vanity Unit	Tammarq 900mm Wall Mounted
– Bath	Freestanding 1500mm (white)
– Shower Base	900mm x 900mm (white)
– Shower Screen	Pivot door; clear glass; and semi frameless
– Mirror	900mm
– Taps	Flick Mixer
– Bathroom Accessories	Projix range: double towel rail; and toilet roll holder
– Hot Water System	Rheem Integrity instantaneous gas – supply only, owner to install on site
– Built-In Robes	1.800 l/m to bedroom one (1) and bedroom two (2) with sliding doors
– Door Handles	Lever (Satin Chrome)
– Woodwork	Painted – allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas and internal walls
<b>FLY SCREEN DOORS:</b>	Security screens to front and rear external doors
<b>KITCHEN:</b>	600mm wide bench top, including breakfast bar; overhead cupboards, including rangehood cupboard with bulkhead to ceiling; and built-in pantry
<b>INSULATION:</b>	R4.0 to ceiling; R2.5 & Breather Foil to external walls; Thermofoil to roof; and R2.0 & Silvaflex to subfloor
<b>TILING:</b>	2.0m high to shower (depending on tile size) including Niche to shower 1.2m to balance of bathroom (depending on tile size) One (1) row of skirting tile to Laundry with Splash-back to tub Ceramic floor tiles throughout wet areas Splash-back to kitchen (approximately 600mm high) 90mm (white)
<b>CORNICE:</b>	90mm (white)