

Hamilton

ROOF:**EXTERNAL CLADDING:****WINDOWS:****FLOORING:****BEARERS/JOISTS:****FRAME/TRUSS:****SITE FALL/INSPECTIONS:****ELECTRICAL:****DOWNPIPES/TANKS:****INTERNAL FITTINGS:**

- Rangehood
- Oven
- Cooktop
- Kitchen Sink
- Laundry Tub
- Toilet Suites
- Vanity Unit to Bathroom
- Vanity Unit to Ensuite
- Bath
- Shower to Bathroom
- Shower Base to Ensuite
- Shower Screen to Ensuite
- Mirrors
- Taps
- Bathroom Accessories
- Hot Water System
- Built-In Robes
- Door Handles
- Woodwork

FLY SCREEN DOORS:**KITCHEN:****INSULATION:****TILING:****CORNICE:**

Colorbond (15° pitch) 450mm eaves and gable eaves

Hardiplank Woodgrain (staggered ends)

Aluminum Sliding with flyscreens and key locks (standard colours only)

Approved water resistant and termite treated Aquabar sheeting

Cypress Pine

Termite treated timber

Level site (subject to inspection)/First site inspection free

15 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom & ensuite

One (1) two-way switch

14 double power points with earth leakage

One (1) TV point & Two (2) smoke detectors

No allowance, outlets only

600mm slide out (stainless steel)

Combination under bench (stainless steel)

Solid electric plates or gas (stainless steel) – (Supply Only for Gas Cooktop)

Flushline 1½ bowl & drainer (stainless steel)

45 litre tub

4 Star Prima Suite (white)

Tammarq 900mm

Tammarq 750mm

1500mm (white)

Over bath with pivotech folding door with clear glass

900mm x 900mm (white)

Pivot door; clear glass; semi frameless

900mm to bathroom and 750mm to ensuite

3A Irwell Project MKII and flick mixer to Kitchen

Projix range: soap dish; double towel rail; and toilet roll holder

Rheem Integrity instantaneous gas – supply only, owner to install on site

Walk in robe to bedroom one (1)

Lever (Satin Chrome)

Painted – allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas; and internal walls

Security screens to front and rear external doors

4.600 l/m of 600mm wide bench top, including breakfast bar; 2.500 l/m overhead cupboards, including rangehood cupboard with bulkhead to ceiling; and built-in corner pantry

R4.0 to ceiling; R2.5 & Breather Foil to external walls; Thermofoil to roof; and R2.0 & Silver Foil to subfloor

2.0m high to showers (depending on tile size)

1.2m to balance of bathroom (depending on tile size)

One (1) row of skirting tile to WC; laundry; and balance of ensuite

Splash-back to laundry tub & Splash-back to kitchen (approximately 600mm high)

Ceramic floor tiles throughout wet areas

90mm (white)