

# Mitchell

<b>ROOF:</b>	Colorbond (15° pitch) 450mm eaves and gable eaves
<b>EXTERNAL CLADDING:</b>	Hardiplank Woodgrain (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>	11 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom 12 double power points with earth leakage One (1) TV point Two (2) smoke detectors No allowance, outlets only
<b>DOWNPIPES/TANKS:</b>	
<b>INTERNAL FITTINGS:</b>	
– Rangehood	600mm slide out (white)
– 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 acrylic (white)
– Shower Screen	Pivot doors; 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	2.400 l/m to bedroom one (1) 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>	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
<b>INSULATION:</b>	R4.0 to ceiling; R2.5 & Breather Foil to external walls; Thermofoil to roof; and R2.0 & Silver Foil to subfloor
<b>TILING:</b>	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 & Splash-back to kitchen (approximately 600mm high)  Ceramic floor tiles throughout wet areas
<b>CORNICE:</b>	90mm (white)