

# Summerland

<b>ROOF:</b>	Colorbond (15° pitch) and 450mm gable eaves only (subject to BASIX)
<b>VERANDAH:</b>	1.800 l/m skillion roof and deck to rear elevation, Alfresco area off kitchen and 3m x 3.8m Deck to front entry
<b>EXTERNAL CLADDING:</b>	Hardiplank Scyon stria splayed 255mm
<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>	16 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom & ensuite 15 double power points with earth leakage One (1) double external power point with earth leakage to Alfresco One (1) TV points One (1) smoke detector No allowance, outlets only
<b>DOWNPIPES/TANKS:</b>	
<b>INTERNAL FITTINGS:</b>	
– Rangehood	600mm slide out (stainless steel)
– Oven	Wall Oven unit (stainless steel)
– Cooktop	Solid electric plates or gas (stainless steel) – (Supply Only for Gas Cooktop)
– Kitchen Sink	Flushline 1½ bowl & drainer (stainless steel) with flick mixer tap
– Dishwasher	Under bench (stainless steel) – supply only
– Laundry Tub	30 litre tub metal with drawers
– Toilet Suites	3A Buju suite wall faced white
– Vanity Unit to Bathroom	Tammarq 900mm – two (2) door two (2) drawer white cabinet, moulded top and wall hung
– Vanity Unit to Ensuite	Tammarq 760mm – one (1) door two (2) drawer white cabinet, moulded top and wall hung
– Bath	Freestanding 1700mm white with floor filler
– Shower Base to Bathroom	1500mm x 900mm (white) with grate
– Shower Base to Ensuite	1800mm x 900mm (white)
– Shower Screen to Bathroom	Marble trend select 2000 slider
– Shower Screen to Ensuite	1200mm fixed screen
– Mirrors	900mm to bathroom and 750mm to ensuite
– Taps	Flick mixer Projix pin and Aesthetics pull down mixer to kitchen
– Bathroom Accessories	Quatro: Robe hook; double towel rail; toilet roll holder and a towel ring
– Hot Water System	Rheem Integrity instantaneous gas – supply only, owner to install on site
– Built-In Robes	WIR to bedroom one (1); 1.80 l/m to bedrooms 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; overhead cupboards, including rangehood cupboard; and built-in pantry, island bench with waterfall top, and soft close doors and drawers
<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>	Floor to ceiling to bathroom One (1) row of skirting tile to WC; laundry; and balance of ensuite Splash-back to laundry tub Ceramic floor tiles throughout wet areas Splash-back to kitchen
<b>CORNICE:</b>	90mm (white)