

Capricorn

ROOF:	Colorbond (15° pitch) with three (3) gables; 450mm eaves and gable eaves
VERANDAHS:	1.800 l/m bullnose roof and deck to front; and 3.800 l/m skillion roof and deck to rear with 0.900mm dado wall
EXTERNAL CLADDING:	Hardiplank Heritage (staggered ends)
WINDOWS:	Aluminum Sliding with flyscreens and key locks; 2.4m sliding glass door to family room (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:	26 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom and ensuite 19 double power points with earth leakage Two (2) two-way switches Three (3) TV points Three (3) smoke detectors Skylight to kitchen and sky tube to powder room No allowance, outlets only
SKYLIGHT/SKYTUBE:	
DOWNPIPES/TANKS:	
INTERNAL FITTINGS:	
– 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	Flushline 1½ bowl & drainer (stainless steel)
– Laundry Tub	70 litre Tub
– Toilet Suites	4 Star Prima Suite (white)
– Vanity Unit to Bathroom	Tammarq 1700mm – four (4) door; three (3) drawer; double bowl
– Vanity Unit to Ensuite	Tammarq 600mm – corner
– Bath	1500mm (white)
– Shower Base to Bathroom	900mm x 900mm (white)
– Shower Base to Ensuite	1.0m x 1.0m corner (white)
– Shower Screens	Pivot doors; clear glass; and semi frameless
– Mirrors	1500mm to bathroom and 750mm to ensuite
– 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	Walk-in robe to bedroom one (1); 1.800 l/m to bedrooms two (2) and three (3) with sliding doors; and 0.8m to bedroom four (4) with sliding doors
– Door Handles	Lever (Satin Chrome)
– Paintwork	Allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas; and internal walls
FLY SCREEN DOORS:	Security screens to front, rear and sliding external doors
KITCHEN:	7.800 l/m of 600mm wide bench top, including 900mm breakfast bar; 4.800 l/m overhead cupboards including rangehood cupboard with bulkhead to ceiling; and built-in 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 showers and 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 Ceramic floor tiles throughout wet areas Splash-back to kitchen (approximately 600mm high)
CORNICE:	90mm cornice (white)