

# Castlereagh

<b>ROOF:</b>	Colorbond (15° pitch) with three (3) gables; 450mm eaves and gable eaves
<b>EXTERNAL CLADDING:</b>	Hardiplank Woodgrain (staggered ends)
<b>WINDOWS:</b>	Aluminum Sliding with flyscreens and key locks; and a 1.8 m sliding glass door to family room (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>	18 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom and ensuite 17 double power points with earth leakage Two (2) two-way switches Two (2) TV points Two (2) smoke detectors Including ducting and diffuser to Kitchen No allowance, outlets only
<b>SKYLIGHT</b>	
<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)
– Laundry Tub	70 litre Tub
– Toilet Suites	4 Star Prima Suite (white)
– Vanity Unit to Bathroom	Custom Double Bowl
– Vanity Unit to Ensuite	Tammarq 750mm
– Bath	1500mm (white)
– Shower Base to Bathroom	900mm x 900mm (white)
– Shower Base to Ensuite	900mm x 1200mm (white)
– Shower Screen to Bathroom	Pivot doors; clear glass; and semi frameless
– Shower Screen to Ensuite	Fixed/slider; clear glass; and semi frameless
– Mirrors	1500mm to bathroom and 750mm to ensuite
– Taps	3A Irwell Project MKII and flick mixer to Kitchen
– Bathroom Accessories	Opal range: soap holder; double towel rail; and toilet roll holder
– Hot Water System	Rheem Integrity (gas instantaneous) – supply only, owner to install on site
– Built-In Robes	1.800 l/m to bedrooms two (2) and three (3); 1.300 l/m to bedroom one (1) 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
<b>FLY SCREEN DOORS:</b>	Security screens to front, rear and sliding external doors
<b>KITCHEN:</b>	5.300 l/m of 600mm wide bench top, including “T” bar; 1.630 l/m overhead cupboards including rangehood cupboard with bulkhead to ceiling; and 2095mm x 750mm wall oven cupboard
<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 and 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 Ceramic floor tiles throughout wet areas Splash-back to kitchen (approximately 600mm high)
<b>CORNICE:</b>	90mm cornice (white)