

# Lachlan

<b>ROOF:</b>	Colorbond (15° pitch) 450mm eaves and gable eaves
<b>VERANDAHS:</b>	1.5 l/m bullnose roof and deck to front and side elevation, 2.4 l/m skillion roof and deck to rear elevation
<b>EXTERNAL CLADDING:</b>	Hardiplank Woodgrain (staggered ends)
<b>WINDOWS:</b>	Aluminum Sliding with flyscreens and key locks; federation bars to bedroom one (1), lounge, kitchen and bedroom two (2) (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>	27 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom and ensuite, 5 external wall coach lights and 10 down lights, 18 double power points with earth leakage, Two (2) TV points, Three (3) smoke detectors
<b>DOWNPIPES/TANKS:</b>	No allowance, outlets only
<b>INTERNAL FITTINGS:</b>	
– 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) with flick mixer tap
– Dishwasher	Underbench (stainless steel) – supply only
– Laundry Tub	70 litre Tub
– Toilet Suites	4 Star Prima Suite (white)
– Vanity Unit to Bathroom	Tammarq 900mm
– Vanity Unit to Ensuite	Tammarq 600mm corner
– Bath	1500mm corner (white) with step
– Sh / Base to Bathroom	900mm x 900mm (white)
– Shower Base to Ensuite	1000mm X 1000mm corner (white)
– Shower Screens	Pivot doors; clear glass; and semi frameless
– Mirrors	900mm X 750mm to bath, 750mm X 600mm 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	2.700 l/m to bedroom one (1); 1.300 l/m to bedrooms two (2) and three (3); 1.800 l/m to bedroom four (4) all 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; side and sliding external doors
<b>KITCHEN:</b>	5.80 l/m of 600mm wide bench top, including breakfast bar; 2.55 l/m overhead cupboards, including rangehood cupboard with bulkhead to ceiling; & 1.0 l/m 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 and skirt to balance of ensuite (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)