

Lincoln

ROOF:	Colorbond (15° pitch) 2 gables 450mm eaves and gable eaves
EXTERNAL CLADDING:	Hardiplank Woodgrain (staggered ends)
WINDOWS:	Aluminum Sliding, including flyscreens and key locks (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:	15 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom Two (2) two-way switches 15 double power points with earth leakage Two (2) TV points Two (2) smoke detectors No allowance, outlets only
DOWNPIPES/TANKS:	
INTERNAL FITTINGS:	
– 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 Suite	4 Star Prima Suite (white)
– Vanity Unit	Tammarq 900mm
– Bath	1500mm (white)
– Shower Base	900mm x 900mm (white)
– Shower Screen	Pivot door; 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	1.800 l/m to bedrooms one (1) and two (2) 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 and rear doors
KITCHEN:	6.380 l/m of 600mm wide bench top including breakfast bar; 2.670 l/m overhead cupboards, including rangehood cupboard with bulkhead to ceiling; 2095mm x 750mm wall oven cupboard
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 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)
CORNICE:	90mm (white)