

# Waratah

<b>ROOF:</b>	Colorbond 15° pitch with fed infills and finials to three (3) gables; 400mm eaves and gable eaves
<b>VERANDAH/CARPORT:</b>	1.800 l/m skillion roof and deck to front with double posts, handrail and fillets; lattice to side of carport
<b>EXTERNAL CLADDING:</b>	Hardiplank Woodgrain (staggered ends)
<b>WINDOWS:</b>	Aluminum Sliding with flyscreens and key locks; 1.800 l/m sliding glass door to family room; and federation bars to front elevation (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>	22 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom 15 double power points with earth leakage Two (2) TV points Three (3) smoke detectors No allowance, outlets only
<b>DOWNPIPES/TANKS:</b>	
<b>INTERNAL FITTINGS:</b>	
– <b>Rangehood</b>	600mm slide out (stainless steel)
– <b>Oven</b>	Wall Oven unit (stainless steel)
– <b>Cooktop</b>	Solid electric plates or gas (stainless steel) – (Supply Only for Gas Cooktop)
– <b>Kitchen Sink</b>	Flushline 1½ bowl & drainer (stainless steel)
– <b>Laundry Tub</b>	70 litre Tub
– <b>Toilet Suites</b>	4 Star Prima Suite (white)
– <b>Vanity Unit</b>	Tammarq 900mm –1600mm banjo top (white)
– <b>Bath</b>	1500mm (white)
– <b>Shower Base</b>	900mm x 900mm (white)
– <b>Shower Screen</b>	Pivot doors; clear glass; and semi frameless
– <b>Mirror</b>	1500mm(arrised edge)
– <b>Taps</b>	Flick Mixer
– <b>Bathroom Accessories</b>	Projix range: soap dish; double towel rail; and toilet roll holder
– <b>Hot Water System</b>	Rheem Integrity (gas instantaneous) – supply only, owner to install on site
– <b>Built-In Robes</b>	Walk-in robe to bedroom one (1); 1.800 l/m to bedroom two (2) with sliding doors; and shelving to family room
– <b>Front Door</b>	PCL4G with antique frosted glass
– <b>Door Handles</b>	Lever (Satin Chrome)
– <b>Paintwork</b>	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>	5.950 l/m of 600mm wide bench top, including breakfast bar; 2.130 l/m overhead cupboards, including rangehood cupboard with bulkhead to ceiling; 2095mm x 750mm wall oven cupboard; and built-in corner 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 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)