

# Hyland

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| <b>ROOF:</b>                  | Colorbond (15°/20° pitch) with finials to three (3) gables; 400mm eaves and gable eaves  |
| <b>VERANDAH:</b>              | 1.8 m skillion roof & deck to front with double posts, fillets & powder coated handrails   |
| <b>EXTERNAL CLADDING:</b>     | Hardiplank Heritage (staggered ends)   |
| <b>WINDOWS:</b>               | Aluminum Sliding with flyscreens and key locks; 21/18 sliding glass door to bedroom one (1) and dining room; federation bars to front (standard colours only)<br>Approved water resistant and termite treated Aquabar sheeting   |
| <b>FLOORING:</b>              | Cypress Pine   |
| <b>BEARERS/JOISTS:</b>        | Termite treated timber   |
| <b>FRAME/TRUSS:</b>           | Level site (subject to inspection)/First site inspection free  |
| <b>SITE FALL/INSPECTIONS:</b> | 21 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom and ensuite<br>18 double power points and two (2) single power points with earth leakage<br>Two (2) TV points; Three (3) smoke detectors   |
| <b>ELECTRICAL:</b>            | No allowance, outlets only   |
| <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)  |
| – Dishwasher                  | Underbench (stainless steel) – supply only   |
| – Laundry Tub                 | 70 litre Tub   |
| – Toilet Suites               | 4 Star Prima Suite (white)   |
| – Vanity Unit to Bathroom     | Tammarq 1200mm – two (2) door, three (3) drawer (white)  |
| – Vanity Unit to Ensuite      | Tammarq 750mm – one (1) door, three (3) drawer (white)   |
| – 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                     | 900mm 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              | 2.700 l/m to bedrooms one (1) and four (4); 1.800 l/m to bedrooms two (2) and three (3) with sliding doors   |
| – Front Door                  | PCL4G with antique frosted glass   |
| – 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>               | 6.350 l/m of 600mm wide bench top including breakfast bar; 2.130 l/m overhead cupboards, including rangehood cupboard with bulkhead to ceiling; 2095 mm 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 showers and 1.2m to balance of bathroom (depending on tile size)<br>One (1) row of skirting tile to WC, laundry and balance of ensuite; Splash-back to tub<br>Ceramic floor tiles throughout wet areas<br>Splash-back to kitchen (approximately 600mm high) |
| <b>CORNICE:</b>               | 90mm cornice (white)   |