

REGAL

ROOF:	Colorbond (15° pitch) 300mm Eaves & Gable Eaves
EXTERNAL CLADDING:	Hardiplank Woodgrain (Staggered Ends)
WINDOWS:	Aluminium Sliding (with flyscreens); Aluminium Double Hung windows to Lounge
CEILING:	Raked ceiling to lounge / family; 2.4m to remainder
FLOORING:	Approved water resistant Aquabar sheeting
BEARERS / JOIST:	Cypress Pine
FRAME / TRUSS:	Treated Blue Timber
SITE FALL / INSPECTIONS:	Level Site (subject to inspection) FIRST site inspection FREE
ELECTRICAL:	<div> <div>Light Points</div> <div>15</div> </div> <div> <div>(incl. round fluro to kitchen & exhaust fan/light combination to bathroom & WC)</div> <div></div> </div> <div> <div>Two-way Switch</div> <div>1</div> </div> <div> <div>Power Points (14 x double, 1 x single) (with earth leakage)</div> <div>15</div> </div> <div> <div>TV Points</div> <div>1</div> </div> <div> <div>Smoke Detector</div> <div>1</div> </div>
DOWN PIPES / TANKS etc.:	No Allowance. Outlets Only
INTERNAL FITTINGS:	
RANGEHOOD	600mm Recirculating (white)
STOVE	Combination Underbench
COOKTOP	Solid Electric Plates or Gas (supply Only for Gas)
SINK	1386mm Flushline 1½ bowl (stainless steel)
LAUNDRY TUB	70 litre Melina tub (white)
TOILET SUITE	3A Caroma Trident - cistern/seat; Caroma Concorde - pan (white)
VANITY UNIT	900mm - 2 door, 3 drawer (white / almond ivory)
BATH	1500mm (white / almond ivory)
SHOWER BASE	900mm x 900mm (white/almond ivory)
SHOWER SCREEN	Pivot / 3 sliding doors; Clear glass; Powdercoated (white / almond ivory)
MIRROR	700mm x 800mm (bevelled edge)
TAPS	3A Irwell Project Mark II
BATHROOM ACCESS.	Belmore Range (Soap holder, double towel rail, toilet roll holder)
HWS	No Allowance - Owner to select HWS type as per Council requirements (P.O.A.)
BUILT-IN ROBES	1.8 l/m to bedrooms 1 & 2; 1.0 l/m to bedroom 3 (sliding doors)
FRONT DOOR	SC15 with Crystal Leaf glass
WOODWORK	DOOR HANDLES Gainsborough Contractor series Painted, 5 white based colours (Exterior, ceiling (white), trims, wet area & internal walls)
FLY SCREEN DOORS:	Security screens to front, rear and sliding external doors
KITCHEN:	5.20 l/m of 600mm wide bench top; 1.30 l/m overhead cupboards (incl. rangehood cupboard) to 2100mm in height; Wall Oven cupb. 2095mm x 750mm; Built-in pantry
INSULATION:	R3.5 to Ceiling; R1.5 to External Walls; Thermofoil to Roof; R1.0 to Subfloor
TILING:	1.9m high to Showers, 1.2m to balance of Bathroom (depending on tile size) One (1) row of skirting tile to WC, Laundry & balance of Ensuite Splashback to Laundry Tub; Splashback to Kitchen (approx. 460mm high) Ceramic floor (200mm x 200mm) tiles throughout Wet Areas
CORNICE:	55mm to raked ceiling, 90mm to remainder (white)