

# Contemporary SPECIFICATIONS

## PRELIMINARY & GENERAL SERVICES

- Architecturally designed plans, full specifications & structural engineering
- Insurance – Construction Risk & Public Liability Insurance
- Relevant District / City Council permit fees and connection fees
- 10-year independent building guarantee
- Underground services included

## EXTERIOR

- Site preparation & excavation
- Firth Ribraft insulated foundation system
- Exterior cladding as per plans
- Monier Concrete tile OR Colorsteel Endura roofing, fascia & spouting (as specified)
- Aluminium downpipes
- Powdercoated aluminium joinery, **Low E Plus** double glazing to all areas
- 3 x Exterior hose taps
- Dominator Valero insulated garage door with 2 x automatic openers
- Fencing as per plans
- Landscaping package
- Driveway and patio as per plans
- Clothesline – Daytek Twin fold down
- Metal letterbox

## INTERIOR

- Internal walls GIB Standard 10mm
- Internal ceilings GIB Standard 13mm
- Internal wet area walls & ceilings GIB Aqualine 13mm
- 55mm GIB Cove cornice to living areas (unless raking)
- 60mm single bevel pine skirting & architraves
- Pink Batts Classic insulation – R2.2 walls and R3.2 ceiling inc garage
- Painted MDF interior doors with Barrett Homes door handle range
- Painted walls & ceilings throughout (Dulux - level 4)
- Electrical Package (including audio visual) – see consultant
- Pendant lighting - Barrett Homes range
- 1 x Toshiba 5kw heat pump unit with remote control
- DVS EC Automatic Plus with 5 outlets
- Hot water cylinder - mains pressure
- Carpet - Barrett Homes range, 100% solution dyed nylon to areas as per plans
- Vinyl planking - Barrett Homes range to areas as per plans
- Tiles - Barrett Homes range to areas as per plans
- Garage carpet
- Melamine shelving and hanging rail (Master w/ walk in system)
- Roller blind / venetian package

## KITCHEN

- Kitchen w/ engineered stone benchtop as per plan
- Scullery w/ engineered stone benchtop as per plan (if included)
- Tiled kitchen splashback - Barrett Homes range
- Paffoni Red pull out kitchen mixer - 642446

## KITCHEN APPLIANCES

- Bosch 60cm induction hob 4 zone – PIE651BB1E
- Bosch S/S 71L pyrolytic oven – HBA574BS0A
- Bosch 14PL S/S dishwasher – SMS66J101A
- Rangehood - Vissari Vogue 90cm canopy OR 60cm Powerpack
- Insinkerator .75 HP waste disposal – Model 66

## BATHROOM HARDWARE

- Adesso Form back to wall freestanding bath (full height tiled wall behind bath)
- Hansgrohe mixers / Elementi 3 fct splash shower slide
- Raymor Carlton wall hung, 2 drawer vanity
- Polished edge mirror above vanity
- Englefield Valencia Elite acrylic shower
- Evora BTW toilet suite & Raymor Madison toilet roll holder
- Raymor S Series Square Heated Towel Rail(s)



\* Specifications between regions may vary.