

Lifestyle 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 roof OR Colorsteel Endura roofing, fascia & spouting (as specified)
- Aluminum downpipes
- Powder coated aluminium joinery, **Low E Plus** double glazing to all areas exc garage
- 2 x Exterior hose taps
- Dominator Milano sectional 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
- 60mm single bevel pine architrave to windows and doors
- Pink Batts classic insulation – external walls and ceiling
- Painted MDF grooved 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 heat pump unit with remote control
- DVS EC Automatic Plus with 4 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 if applicable)
- Roller blind / venetian package

KITCHEN

- Kitchen w/ engineered stone benchtop as per plan
- Scullery w/ laminated benchtop as per plan (if applicable)
- Tiled kitchen splashback - Barrett Homes range
- Paffoni Red high spout kitchen mixer - 642442

KITCHEN APPLIANCES

- Bosch 7 function oven – HBA534BS0A
- Bosch 60cm ceramic touch cooktop – PKE611K17A
- Bosch 14PL S/S dishwasher – SMS46GI01A
- Rangehood - Vissari Vogue 90cm canopy OR 60cm Powerpack
- Robinhood Scrapeater ¾ HP waste disposal – SE520QA

BATHROOM HARDWARE

- Adesso Form back to wall freestanding bath (if applicable)
- Paffoni Green mixers / Elementi shower slide
- Raymor Carlton wall hung - 1 drawer vanity
- Polished edge mirror above vanity
- Englefield Valencia Elite acrylic shower
- Evora BTW toilet suite & Heirloom Centro toilet roll holder
- Raymor - R Series heated towel rail(s)



* Specifications between regions may vary.