

Urban 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 long run roof, fascia & spouting
- Aluminum downpipes
- Powder coated aluminium joinery, **Low E Plus** double glazing to all areas excluding 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 – R2.2 external walls and R3.2 ceiling (exc 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
- 1 x Toshiba 5kw heat pump unit with remote control
- DVS EC Automatic Plus with 4 outlets
- Hot water cylinder - mains pressure
- Carpet - Urban range, 100% solution dyed nylon to areas as per plans.
- Garage carpet
- Sheet Vinyl - Barrett Homes range to areas as per plans
- Melamine shelving and hanging rail (Master w/ walk in system)

KITCHEN

- Kitchen w/ engineered stone benchtop as per plan
- Scullery w/ laminated benchtop as per plan (if included)
- Glass kitchen splashback 750 x 900mm
- Boston Squareline kitchen mixer - 692840

KITCHEN APPLIANCES

- Bosch 60cm ceramic cooktop – PKE611CA1A
- Bosch 5 function oven – HBF133BS0A
- Bosch 14PL S/S/ dishwasher – SMS46GI01A
- Rangehood - Vissari Vogue 90cm canopy OR 60cm Powerpack
- Robinhood Scrapeater ¾ HP waste disposal – SE520QA

BATHROOM HARDWARE

- Cove freestanding bath 1700mm (if applicable)
- Raymor Boston mixers / shower slide
- Raymor Boston wall hung vanity – white
- Polished edge mirror above vanity
- Sapphire Square Corner Shower
- Atlanta BTW toilet suite & Centro toilet roll holder
- Heirloom Centro double towel rail - chrome 600mm



* Specifications between regions may vary.