

# Dale's Specification.

## SELECT INCLUSIONS

- Termite chemical spray treatment
- 25 year Structural Warranty
- 12 month Service Warranty
- HIA Building Contract and Insurance
- Double clay brick construction
- Engineered steel reinforced concrete slab and footing
- 3rd party independent quality endorsed to ISO 9001:2015-Certificate No. QEC6726/03

## EXTERNAL

- 2c brick construction
- Cavity wall insulation included to all double brick cavity walls
- Corinthian timber range entrance doors or Jason Windows Sentry single front entry door
- Two external garden taps
- 25 degree roof pitch - Colorbond® steel
- Gainsborough trilock entry door handle
- Double deadlocks on entry doors
- Weather seals to all external doors
- Brick paved driveway, path, portico/porch/verandah and alfresco
- Rectangular downpipes to face brickwork, round downpipes to render
- H2 treated pine roof frame
- Jason Windows residential sliding doors and windows with flyscreens
- Recessed plasterboard 31c ceiling to alfresco

## ELEVATION

- Acrylic render to front elevation with 2c face brickwork to remainder (single storey designs excluding Farmhouse)
- Acrylic render to front elevation of ground floor with 2c brickwork to remainder and acrylic rendered EPS cladding to all first floor elevations (two storey designs)
- 2c face brickwork throughout (Farmhouse range only)
- Colorbond® fascia and choice of quarter round or ovolo slotted gutter

## GARAGE

- Double garage with grano hardstand
- Fibre cement sheeting to 28c ceiling
- Colorbond® sectional garage door with quiet motor (two remote handsets)
- Flush fit pelmet to garage door

## INTERNAL - GENERAL

- Flush panel redicote doors
- Gainsborough designer leverset handles
- Privacy lock to bathroom and toilet doors
- Slimline mirrored sliding robe doors
- Protective metal corner beading strips to trafficable internal walls
- High 31c ceilings to kitchen, living, dining on single storey designs
- High 31c ceilings to ground floor and 28c ceilings to first floor on two storey designs
- Cove cornice to ceiling
- Clipsal LED lighting throughout

## KITCHEN

- Stainless steel 900mm gas hotplate with cast iron trivets
- Stainless steel 900mm electric underbench oven or 600mm wall oven if shown on plan
- Stainless steel 900mm canopy rangehood
- Caesarstone® 20mm bench tops
- Stainless steel double inset sink and drainer
- Choice of premium mixers in a range of colours
- Soft close drawer and cupboard door system
- ABS edging and stylish handles to all cupboards and drawers, with option of textured or sheen finished fronts
- Dishwasher recess with cold water and power connections
- Choice of tiled or glass splash back to rear of bench top, including to underside of range hood not including returns

## LAUNDRY

- Caesarstone® 20mm bench tops
- 300x300mm tiled floors and skirtings
- Washing machine recess and tap set
- Stainless steel inset laundry trough and laminated cupboard
- Gooseneck mixer to laundry trough
- Four shelves to linen storage where applicable

## BATHROOM / ENSUITE / POWDER ROOM

- Quality gas continuous flow hot water system
- Anti-scald tempering valve from hot water supply
- Quality back to wall toilet suites with soft close seats
- Vanity cupboards with quality basins and chrome pop-up waste
- Caesarstone® 20mm bench tops
- Choice of premium tap mixers
- Slimline mirrors, the width of the vanity or Polished edge on clips
- 1650mm acrylic bath
- Mitred tiling
- Hobless showers
- Choice of quality wall and floor tiles within builders specification
- 2m high tiling to showers with clear glazed semi frameless pivot doors
- Range of premium shower heads and shower rails
- Double towel rails with matching toilet roll holders
- Soap holders in showers
- Square tile insert floor wastes

## OTHER

- RCD safety switches
- Two hard-wired smoke detectors with battery back-up
- Double power points throughout
- Clipsal electrical switch plate covers and GPO's with neutral wiring throughout
- External light points
- R4.1 glasswool ceiling insulation batts
- Full painted ceilings, doors, door frames, timberwork, eaves and meterbox

## OTHER - TWO STOREY DESIGN

- Feature steel truss floor frame system with concrete lined topper
- Concrete lined staircase
- Plasterboard lined timber wall frames to 1st floor

This specification is applicable at the time of signing. It is a general guide of the standard inclusions for this specification. A fully comprehensive addenda will be provided with the contract documents incorporating a complete list of items including changes that have been made in the contract quotation. South West specification may differ. The builder reserves the right to alter products to at least equivalent should products become obsolete or there is a change in supplier. February 2021.