

Specification list.

- 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
- R4.1 glasswool ceiling insulation batts
- Full painted ceilings, doors, door frames, timberwork, eaves and meterbox

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 to raised ceiling in alfresco (as per plan)

ELEVATION

- Acrylic render to front elevation with 2c face brickwork to remainder (single storey designs excluding Farmhouse)
- 2c face brickwork throughout (Farmhouse range only)
- Colorbond® fascia and choice of quarter round

GARAGE

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

INTERNAL - GENERAL

- Flush panel redicote doors
- Daikin ducted reverse cycle air conditioning and MyAir controller

- 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*
- Cove cornice to ceiling

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

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
- 1560mm freestanding acrylic bath (size as per plan)
- 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

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

ELECTRICAL

- 4 x LED lights in major rooms (master, theatre, living, dining and alfresco)
- 2 x LED lights in minor bedrooms, study and/or activity
- RCD safety switches
- Two hard-wired smoke detectors with battery back-up
- 2 x Double power points to every room
- 1 x Waterproof GPO to alfresco
- Clipsal Iconic electrical switch plate covers and GPOs with neutral wiring throughout
- External light points

TWO STOREY ONLY (IF APPLICABLE)

- High 31c ceilings to ground floor and 28c ceilings to first floor*
- Provide 28c high external sliding doors throughout
- Feature steel truss floor frame system with concrete lined topper
- Concrete lined staircase
- Plasterboard lined timber wall frames to first floor
- Acrylic render to front elevation of ground floor with 2c brickwork to remainder and acrylic rendered EPS cladding to all first floor elevations

*Ceiling height as per plan.

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. May 2024.

ABN Residential WA Pty Ltd trading as Dale Alcock Homes. BC5409



Specification list.

VISION SERIES ONLY - SINGLE STOREY (IF APPLICABLE)

- Choice of elevations (3+ styles to choose from)
- Jason Windows Sentry single oversized front entry door (size as noted on plan)
- High 30c ceilings throughout entire home on single storey designs. Garage to remain at 27c
- Provide 27c high external sliding doors throughout
- Choice from range of floor options in entry, hallways, kitchen, living and dining. Choice from range of carpets to remainder of home
- Fridge tap to fridge recess
- 1000mm wide island bench (where applicable)
- Stainless steel 900mm integrated rangehood
- Stainless steel double undermount sink
- Overhead cupboards to kitchen

VISION SERIES ONLY - TWO STOREY (IF APPLICABLE)

- Feature steel truss floor frame system with concrete lined topper
- Concrete lined staircase
- Plasterboard lined timber wall frames to first floor
- Acrylic render to front elevation of ground floor with 2c brickwork to remainder and acrylic rendered EPS cladding to all first floor elevations
- Fibre cement sheeting to 28c ceiling
- T-bar over garage door
- Internal painting included (three coat system)
- Choice of elevations (3+ styles to choose from)
- Jason Windows Sentry single oversized front entry door (size as noted on plan)
- Choice from range of floor options in entry, hallways, kitchen, living and dining. Choice from range of carpets to remainder of home
- Fridge tap to fridge recess
- 1000mm wide island bench (where applicable)
- Stainless steel 900mm integrated rangehood
- Stainless steel double undermount sink
- Overhead cupboards to kitchen

Date: _____

Signed: _____

*Ceiling height as per plan.

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. May 2024.
ABN Residential WA Pty Ltd trading as Dale Alcock Homes. BC5409

