

General Construction

280mm x 300mm engineer designed footings as minimum (not 200mm x 300mm)
100mm thick, engineer designed slab as minimum (not 85mm)
Double clay brick construction
Choice of 2 course face bricks from Builder's standard range
25 degree pitch roof
Full internal and external painting (excluding internal walls)
R3.0 insulation throughout including Garage (excludes Alfresco)
Weather strips to external timber doors
Final clean ready for occupation – not added to site costs
White ant treatment to Australian Standards

External

Bristle clay tiles from Builder's standard range
Jason powder coated sliding doors and windows with breeze locks and fly screens
Entry doors from Corinthian Solidcarve range (unglazed)
Automatic sectional garage door with three remote control units
Concrete hardstand to garage floor
Vista block paving from builders range to driveway (opening width x 6m) and alfresco, verandah and portico where shown
Slotted gutters

Internal

Metal corner plaster beads to high traffic areas
Corinthian flush panel doors where shown
Gainsborough Terrace Series door furniture
Deadlock to Garage internal access door where drawn
Prefinished vinyl faced sliding doors to robes and linen cupboards or hinged Corinthian doors where drawn

Kitchen and Laundry

Soft close doors to Kitchen cupboards
Pantry cupboard where drawn with four white Melamine shelves
Square edge bench tops with ABS edge prefinished laminate doors to cupboards in kitchen, ensuite, and bath (extent as drawn) with handles from builder's standard range
Extensive choice of colours to bench tops and cupboard doors
European styled stainless steel 900mm gas hotplate with 5 burners including wok burner
European styled stainless steel 600mm electric fan forced oven
European Styled stainless steel 900mm canopy rangehood flued to external air
Clark Radiant 1¾ stainless steel sink with basket wastes and mixer tap to Kitchen

Dishwasher recess with cold tap and power point
45 litre stainless steel trough with cabinet, sudsaver and mixer tap to laundry
Linen cupboard where drawn with four white Melamine shelves

Bathrooms

Stylus Venecia vitreous china pan toilet suites
Caroma Cosmo Vitreous china basins
Stylus Maxton Bath to bathroom
Gainsborough Silhouette Series towel rails & WC roll holders from builder's standard range
Chrome on brass floor wastes
Framed mirrors to full width of vanities
Framed clear glass door and screen to Ensuite shower
Framed clear glass screen and rod to Bathroom shower
Chrome plated Stylus Elegance tapware (not plastic) from builder standard range
Ceramic tiling to ensuite, bathroom, laundry and WC floors. 2m high to shower recesses, one row of skirting tiles to floors and bench tops (Ceramic tiling allowance \$40sqm based on 200mm x 200mm tile, excludes border and feature tiles)

Electrical, Gas and Water

Instantaneous gas hot water system
Exhaust fans to Ensuite and internal wet areas
Double power points to every room
Light points to every room and external door
2 hard wired smoke detectors
RCD safety switch in meter box
Telephone point and gas heating point
Anti scald valves
Gas and water run-in and connection on standard setbacks (excluding underground power run-in)
Two garden taps
6m sewer connection allowance

Pre and Post construction

Energy Rating Assessment for BCA/Shire approval
Fixed Price Housing Industry Association Lump Sum Building Contract
Home Owners' Warranty Insurance
Standard building licence and Water Authority fees
6 months defects liability period
Engineers site report and contour survey (standard 'A' class soil, vacant metro area block)

Note: My Gen Homes reserves the right to amend this specification without prior notice.

Clients Initials: _____ Date: _____