

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

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

- Daikin ducted reverse cycle air conditioning and MyAir controller
- 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
- 4 x LED lights in major rooms (master, theatre, living, dining and alfresco)
- 2 x LED lights in minor bedrooms, study and/or activity

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
- 1560mm freestanding 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
- 2 x Double power points to every room
- 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 first floor