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**Specification: Walk Right In 20th Jan 2017 Specification**

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**WALK RIGHT IN EXTERNAL PACK**

- Earthworks up to 1.0m across House Platform
- Up to H2 Slab classification with concrete piers to suit (higher classification above H2 will not be constructed by builder)
- Exposed Aggregate Driveway/Path/Porch from builders range (max 60/m2 standard setback)
- Winter Green Turf to front yard & footpath only (based on up to 18m wide standard block excludes corner blocks)
- Painted Letterbox (Key Largo)
- Standard -2.4m x 1.5m Clothes Line (Ground Mounted on Posts)
- Digital Ready Antenna with booster if required, standard tripod, lead in cable with 6 way splitter.

**WALK RIGHT IN INTERNAL PACK**

- Carpet (Sapphire on Standard 7mm Foam DU4444 Underlay)
- Main Floor Tiles including Alfresco (Silver) to nominated areas/extent
- Split System Aircon Units to 1 x Living & 1 x Bed 1 (design specific)
- Freestanding Dishwasher (Blanco BFD645X S/S 60cm)
- Flyscreens to Windows & Security(Barrier) Screens to Sliding Doors Only (excluding hinged doors)
- Light Fittings Package (design specific)
- Window Coverings (Blockout Roller Blinds from builders range) (excludes Garage, Laundry, Bathroom, Ensuite & WC)
- NBN Ready (Pack NBN1)

**EXTERNAL**

- Brick Veneer construction where applicable including one coat skim render & paint to front elevation with 1.0m (Nom) returns to sides with single height face bricks with natural mortar and round ironed joints to remainder (Builders Group One Range) (Inc additional paint colour to render only from Builders Standard Range) Single Storey Homes Only
- Hebel Veneer construction where applicable including one coat skim render to all elevations with some cladding as per specific design (Inc additional paint colour to render only from Builders Standard Range) Double Storey Homes Only
- Concrete slab to Alfresco (150mm stepdown)
- Colorbond metal fascia and gutters
- Painted round PVC downpipes
- Painted meter box
- Quality aluminium windows and sliding doors from Builders Range (Obscure glazing to Ensuite, Bathroom & WC windows)
- Colorbond sectional garage door from Builder's Range with remote control operation including 2 handsets & 1 wall Button
- Front & rear garden taps (location by Builder)
- Corinthian 2040mm x 1200mm wide hinged Front Entrance door.(Design specific) Note: No sidelight. Choice of stained doors, WINWS 5G with clear glazing, WINWS 4VG with translucent glazing & WINWS 19H with no glazing
- Gainsborough Trilock Angular Lever Entry Set
- Colorbond Steel Roof from Builder's Range
- Hip roof with 450mm eaves
- Quality steel wall framing and steel roof trusses
- Wall wrap to external walls
- R2.0 Glasswool insulation batts to light weight cladded areas of Double Storey Homes Only
- Quality external paint from Builder's Range - one colour only.

**ELECTRICAL**

- 170 litre Electric Heat Pump HWS
- Generous light and power points as per electrical plan
- Photoelectric Smoke Alarms hardwired with battery backup
- One television point
- One pre wired telephone point. (final connection to network by Owner)
- Automatic circuit breakers with earth leakage safety switch in single phase meter box
- 2.1 Kw PV Solar System. (final connection to network supply by Owner).

**INTERNAL**

- Quality steel framing lined with 10mm plasterboard to walls and ceiling with 90mm cove cornice throughout
- 2440mm ceiling height to Single Storey Homes
- 2440mm nominal ceiling height to ground floor and 2440mm nominal ceiling height to first floor of Double Storey Homes
- Choice of closed cover grade internal stairs with painted stringers, posts and handrail with stainless steel tubular balustrade OR enclosed square set plasterboard wall with timber handrail
- R2.5 Glasswool insulation batts to total roofed areas only. Note: excludes Porch
- 67mm x 12mm splayed skirting painted finish
- 42mm x 12mm splayed architrave painted finish
- Matt enamel paint to all internal doors and woodwork from builder's range
- Flat acrylic paint to all walls & ceilings from builder's range. One colour only to walls, architraves, skirting boards & doors
- Redicote flush panel internal doors
- Built in aluminium framed sliding wardrobes with coloured vinyl fronts, one melamine shelf with hanging rail to all bedrooms, walk in robes to have one melamine shelf with hanging rail were applicable.
- Quality internal lever passage sets with privacy latches to Bed 1, Bathroom and WC.
- Linen cupboard with four melamine shelves.

**KITCHEN**

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- 1 ¾ bowl S/S sink with mixer tap.
- Fully lined white melamine interior base cupboards with one intermediate shelf & overhead cupboards as shown with choice of two overhead cabinetry layouts.
- Caesarstone bench top - 20mm square arris edge. Colours from Builder's Range – one colour only throughout.
- Square PVC edged doors.
- Space for dishwasher with single power point & tap. Note: connection provided in Walk Right In Internal Pack.
- Door laminates. One colour throughout from Builder's Range.
- Door handles Builders Range
- Site built plasterboard pantry with hinged door and four white melamine shelves. Design specific
- Ceramic wall tiles up to 700mm over bench tops. (Silver)

### **KITCHEN APPLIANCES**

- Blanco BOSE65XM S/S multifunction under bench oven with clock.
- Blanco BCCT60N 4 Zone touch control ceran cooktop. Note: No Frame.
- Blanco BWCE9X S/S wall canopy recirculating rangehood OR Blanco BRSR60X S/S 60cm slide out front recirculating rangehood. (Kitchen design choice specific)

### **BUTLER'S PANTRY - DESIGN SPECIFIC**

- 4 x 16mm white melamine shelves.

### **BATHROOM / ENSUITE / WC's**

- Prefabricated vanity with vitreous china top, 2pac white finish, solid doors & drawers.
- 1650mm white podium bath to main bathroom. (design specific)
- 1700mm white oval freestanding bath to ensuite. (design specific).
- 600mm single towel rail & toilet paper holder in Chrome.
- Mixer tapware in Chrome.
- Framed pivot shower screen with clear laminated glass.(design specific).
- Polished edge mirror above vanity.
- China dual flush toilet suite white.
- Ceramic wall tiles to shower walls, over bath, one tile above vanity and one skirting tile to remainder (Silver).
- Ceramic tiled floor and shower base. (Silver)

### **LAUNDRY**

- 45 litre white metal cabinet with S/S bowl & by-pass.
- Quality mixer tap in Chrome.
- Ceramic wall tiles over trough with skirting tiles to remainder & Ceramic tiled floor. (Silver)

### **ENERGY EFFICIENCY**

- Standard Designs sited with the best orientation, within Brisbane City Council boundaries, meet the minimum Energy Efficiency Ratings. Note: Variations to standard plans +/- or specifications and non-favorable siting/house orientation will require re-assessment and may result in additional inclusions/upgrades at additional cost to maintain the minimum required Energy Efficiency Rating.

### **GENERAL**

- Fixed price contract.
- Contour survey.
- Engineers soil test and concrete foundation design.
- Engineers certification of concrete slab.
- Working drawings and specifications prepared by builder.
- Building certification fees, plumbing and drainage fees, including inspections based on Brisbane City Council. Connections are based on water meter being existing to site.
- PLSLA Levy Fee, QBCC Insurance on base price and Contractors all-risk insurance.
- Choice of 5 colour pallets as standard. (Appointment with Colour Consultant in the Skyline Studio at an additional cost).
- Builders House clean, internal and external Builders debris only removed from site, excludes excess soil removal.
- 12 month's maintenance period.

### **SITE WORKS**

- No allowance for import or export of fill.
- Including concrete pump.
- Sediment Control for up to 18m wide lot. Note: One street frontage only. (excludes corner blocks this is extra)
- Connections included;
  - Sewer up to 50 lineal metres
  - Storm water up to 50 Lineal metres
  - Mains water up to 10 lineal metres
  - Underground power up to 10 lineal metres
- N2 Wind Loading as per Building Code of Australia.
- Rock excavation/ removal excluded.

### **ACCESS**

- Access to Building Site is the responsibility of the owner. Any cost incurred by the Builder due to difficult site access Including crane hire and hand carting of materials is to be paid by the owner.

### **TERMITE TREATMENT**

- Full Termite system to penetrations and perimeter to AS3660.1.

**Stylemaster Homes reserves the right to alter plans, prices, specifications, materials & suppliers without notice.**