

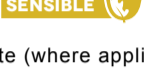














## EXTERNAL

<b>Floor</b>	Engineer designed concrete waffle pod slab on ground
<b>Frame</b>	Engineered timber frame and roof trusses
<b>Bricks</b>	Selection of bricks from our Colour Selection
<b>Mortar Joints</b>	Choice of off white, natural or buff in a raked or flush finish
<b>Roof Tiles</b>	Concrete roof tiles in choice of two profiles and range of colours
<b>Roof Pitch</b>	Standard roof pitch is 22.5 degrees
<b>Fascia/Gutters</b>	Colourbond steel with a choice of colour and profile from Oakworth range
<b>Downpipes</b>	90mm PVC (painted) in choice of colours from Oakworth range
<b>Meterbox</b>	Location as per Mains
<b>Eaves</b>	Full 450mm hardiflex eaves to all elevations(or as per plan) painted off white
<b>Windows</b>	Powder coated sliding aluminium windows with keyed locks in choice of colours Obscure glazing to bathrooms/WC
<b>Window Sills</b>	Brick on edge
<b>Garage Door</b>	Colourbond steel roller door in choice of colour from Oakworth range
<b>Front Entry Door</b>	Feature 1200mm wide stained front entry door (where applicable) 
<b>Laundry Rear Door</b>	Hume half glazed door in painted finish
<b>External Sliding Door</b>	Powdercoated aluminium doors with keyed locks in choice of colour from our range
<b>Door Furniture</b>	Gainsborough Trilock (double deadlock) chrome door handle keyed alike with laundry door 
<b>Porch/Alfresco</b>	Tiled front step and porch  Rear alfresco in stencil crete (where applicable) 
<b>Plumbing &amp; Drainage</b>	Two external garden taps, one to front and rear - location by plumber 



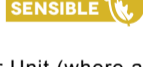
## INTERNAL

<b>Internal Hung Doors</b>	Moulded panel doors in painted finish 
<b>Robes</b>	Large moulded panel double doors in painted finish with shelf and hanging rail to all bedrooms (where applicable as per plan) 
<b>Door Furniture</b>	Lever door handles 
<b>Wall Height</b>	2600mm high ceilings and 2450mm upper floors (double storey) 
<b>Cornices</b>	Feature cornice to living areas 
<b>Wall Linings</b>	Gyprock plasterboard in painted finish
<b>Storage</b>	Linens/storage cupboards either as broom cupboard or shelved (as per plan)
<b>Skirtings/Architraves</b>	Splay 75mm timber skirtings/architraves in paint finish 
<b>Paint</b>	Satin finish classic grade washable paint with a choice of two colours from Oakworth range
<b>Balustrade</b>	Choice of style from Oakworth range in painted finish (where applicable)
<b>Electrical</b>	Double power point and single light point to all rooms 





## KITCHEN

<b>Benchtops</b>	600mm wide laminate benchtop with square or rounded edge, choice of colour from our range
<b>Cupboards</b>	Square edge flush cupboard doors in choice of colour and finish from our range Large pot and plate drawers 
<b>Overhead cupboards</b>	Built to match floor cupboards to 2.1m height including above fridge space (as per plan)
<b>Pantry</b>	Detailed on plan
<b>Kitchen Sink</b>	1 & 3/4 stainless steel sink
<b>Kitchen Tapware</b>	Swivel gooseneck flmixer to sink 
<b>Kitchen Tiling</b>	Walls tiles to splashback of sink and underside of overhead cabinets (where applicable) from Oakworth range
<b>Kitchen Extras</b>	Cutlery tray in top drawer Fully adjustable metal hinges to all kitchen doors Breakfast bar as per plan Adjustable melamine shelves in cupboards for easy maintenance Dishwasher and microwave cabinets and points  Wall oven tower Fridge space 950mm wide



## APPLIANCES

<b>Cooktop</b>	Stainless steel cooktop with separate wok burner 
<b>Wall Oven</b>	Stainless steel Multifunction dual fan forced wall 
<b>Rangehood</b>	Retractable 900mm range hood 
<b>Hot Water Unit</b>	26 litre instantaneous Hot Water Unit (where applicable)

## BATHROOM/ENSUITE/POWDER ROOM

<b>Vanity</b>	Moulded vanity tops with polyurethane cabinet and finger pull drawers on both sides OR spacesaver vanity with caesarstone top and ceramic benchtop bowl and polyurethane cabinet
<b>Bath</b>	Bath 1750mm (6ft) and hobb 
<b>Toilet</b>	Imperial full china cisterns and pan with soft close lid 
<b>Shower</b>	Tiled base with powder coated aluminium frame and clear laminated safety glazing to shower screen (pivot shower doors where applicable) Semi frameless pivot shower screens 
<b>Soap Holders</b>	To match colour of tile selection
<b>Towel Rails</b>	Chrome matching toilet and towel rails 
<b>Tapware</b>	Swivel mixer to vanity basins
<b>Tiling</b>	2m height to shower cubicle, 1.25m around bath, one tile height under vanity mirror, floor tiles and skirting tile to all other walls from our range
<b>Mirror</b>	Full width of vanity with a height of 900mm in powder coated aluminium frame in choice of colours from our range

## LAUNDRY

<b>Tub</b>	45 litre stainless steel laundry tub 
<b>Tapware</b>	Chrome mixer 
<b>Tiling</b>	Floor and skirting tiling (as per plan) including two tile splashback over tub

## ELECTRICAL AND SAFETY FEATURES

- \* Smoke detectors as required with interlink.
- \* Automatic electrical circuit breakers to all Earth leakage safety switch at power board
- \* R.C.D. units installed to:
  - a) power points
  - b) light points
  - c) fridge point
- \* HWS child tempered valve set at 50 degrees
- \* Separate on/off switch for oven and cooktop
- \* One double power point and light point provided per room
- \* Two external light points