

STANDARD SPECIFICATIONS

GENERAL INCLUSIONS	LAUNDRY
180 day fixed price tender	Clarke Eureka Plus laundry tub
Timber frame/22.5° pitch roof trusses (based on wind rating N2 W33N)	TAPWARE
Geotechnical soil classification report	Bathroom/Ensuite: Posh Bristol MkII Mixer Tapware
Electronic detailed contour survey	Kitchen: Posh Bristol MkII Mixer Tap
Fixed priced piling (concrete or screw piers) to even bearing as determined by engineer in accordance to standards AS 2870-2011	Laundry: Base MK2 Mixer Tap
FACADE	External: Front and rear
Classic facade as artist's impression in face bricks and concrete roof tiles	KITCHEN
WINDOWS	European designed gourmet laminated kitchen with attractive laminated bench tops with overhead cupboards and bulkhead
Architectural styled aluminium windows as per facade selected	Dishwasher opening with connections
Energy efficient weather seals and locks to all windows	Microwave shelf with power point
CONCRETE FLOOR	Large pantry with ventilated shelving
Engineer designed to M classification	Posh Solus MkII 1 ¾ bowl overmount sink
Engineer designed structural steel beams (where applicable)	Fridge area for 1.0m wide fridge freezer unit
Cover Grade concrete finish to Patio's and Alfresco's (where applicable)	Full height ceramic tiling to Kitchen bench splash back
BRICKS AND ROOF TILES	APPLIANCES
Choose from an extensive range of bricks from our manufacturer Austral (Everyday Life and Old Colonial)	Choice of quality Omega cooking appliances:
Concrete roof tiles from Bristile (Classic range)	Cooktop 600mm – Gas Omega OG60XA (stainless steel)/Electric Omega OC64KZ
INSULATION	Oven 600mm – OO651XR (stainless steel)
R4.1 insulation to ceilings and R2.0 to external walls excluding Garage, Patio and Alfresco (excludes insulation between ground floor and first floor for Two Storey and Split Level)	Rangehood 900mm – Recirculating ORW9XA stainless steel canopy
Insulated lagging to hot and cold water pipes in ceiling space	BATHROOM/ENSUITE
One roof ventilator and two eave vents	Large selection of ceramic tiles
Anticon foil faced blanket (only applicable for Colorbond roof)	1800mm high semi framed shower screens with clear toughened glass and pivot door
CEILINGS	Bermuda 3 function shower rail
2400mm nominal ceiling height	Framed mirror above vanity
75mm cove cornice	Mizu Drift towel rail or rings (where applicable)
HOT WATER AND WATER TANK	Mizu Drift toilet roll holder
Rheem Stellar 160lt, 5 star storage gas hot water system	Quality Decina bath
4,500L aboveground slimline Colorbond water tank on concrete slab with pump and 90mm painted downpipes	Stylus Symphony Linked toilet suite
ELECTRICAL	BEDROOM AND ROBES
As per standard electrical plan, including smoke detectors wired direct to mains power	Double door robes with pull handle including fixed melamine shelf and hanging rail
PAINT	GARAGE
Taubmans 'Endure' to all internal walls -2 coat system	4.8 wide sectional overhead garage door
Flat acrylic to ceiling	EXCLUDED ITEMS
Gloss enamel to interior timber and internal/external doors	Landscaping, driveways, fences, BBQ, Air Conditioning, blinds, curtains, window coverings, spa bath, door closes, deadlocks, water tanks, alarms, dishwasher, microwave, glass splashback, Alfresco ceiling fans, special recess power points, down lights or light fittings, music system, furnishings, decorative items, mirrored decorative walls including second separate mirror over bath as seen in some displays , floor coverings. Some of the finishes used in our display homes may be from an upgraded specification. Full external site costs including connections to services, levelling etc and BASIX/EER requirements will be quoted following an inspection of your proposed building site Statutory and developer guideline costs to be determined. McDonald Jones reserves the right to alter designs and specifications without notice.
DOORS, ARCHITRAVES AND SKIRTING	
Front door: standard selection from Hume Doors (Vaucluse range)	
Laundry door: XF3 with half glazed panel or glass sliding door (design specific)	
Internal: Flush Panel doors	
Cushioned door stops	
Glass sliding doors with key locks	
42mm half splayed architraves and mouldings	
DOOR FURNITURE	
Front entry: Gainsborough Governor	
Laundry: Gainsborough Governor	
Internal: Gainsborough 300 Contractor Series	