

STANDARD SPECIFICATIONS



GENERAL INCLUSIONS	KITCHEN
180 day fixed price tender	European designed gourmet laminated kitchen with attractive laminated bench tops with overhead cupboards and bulkhead
Timber frame/22.5° pitch roof trusses (based on wind rating N2 W33N)	Dishwasher opening with connections
Geotechnical soil classification report	Microwave shelf with power point
Electronic detailed contour survey	Large pantry with ventilated shelving
Fixed priced piling (concrete or screw piers) to even bearing as determined by engineer in accordance to standards AS 2870-2011	Posh Solus MkII 1 ¾ bowl overmount sink
FACADE	Fridge area for 1.0m wide fridge freezer unit
Classic facade as artist's impression in face bricks and concrete roof tiles	Full height ceramic tiling to Kitchen bench splash back
WINDOWS	APPLIANCES
Architectural styled aluminium windows as per facade selected	Choice of quality Omega cooking appliances:
Energy efficient weather seals and locks to all windows	Cooktop 600mm – Gas Omega OG60XA (stainless steel)/Electric Omega OC64KZ
CONCRETE FLOOR	Oven 600mm – OO651XR (stainless steel)
Engineer designed to M classification	Rangehood 900mm – Recirculating ORW9XA stainless steel canopy
Engineer designed structural steel beams (where applicable)	BATHROOM/ENSUITE
Cover Grade concrete finish to Patio's and Alfresco's (where applicable)	Large selection of ceramic tiles
BRICKS AND ROOF TILES	1800mm high semi framed shower screens with clear toughened glass and pivot door
Choose from an extensive range of bricks from our manufacturer Austral (Everyday Life and Old Colonial)	Bermuda 3 function shower rail
Concrete roof tiles from Bristile (Classic range)	Framed mirror above vanity
INSULATION	Mizu Drift towel rail or rings (where applicable)
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)	Mizu Drift toilet roll holder
Insulated lagging to hot and cold water pipes in ceiling space	Quality Decina bath
One roof ventilator and two eave vents	Stylus Symphony Linked toilet suite
Anticon foil faced blanket (only applicable for Colorbond roof)	BEDROOM AND ROBES
CEILINGS	Double door robes with pull handle including fixed melamine shelf and hanging rail
2400mm nominal ceiling height	GARAGE
75mm cove cornice	4.8 wide sectional overhead garage door
HOT WATER AND WATER TANK	STAIRS (Applicable to Two Storey and Split Level designs only)
Rheem Stellar 160lt, 5 star storage gas hot water system	Painted timber stringers with medium density fibreboard (MDF) treads and risers, painted handrail and square wrought iron balusters (expansion joint in stairwell covered by painted timber trim)
4,500L aboveground slimline Colorbond water tank on concrete slab with pump and 90mm painted downpipes	BALCONIES (Applicable to Two Storey and Split Level designs only)
ELECTRICAL	External handrails (where applicable) are aluminium powder coated picket style handrail
As per standard electrical plan, including smoke detectors wired direct to mains power	Tiled Balcony floors with slip resistant tiles from the standard range of floor tiles (excludes Split Level balconies)
PAINT	SPLIT LEVEL (Applicable to Split Level designs only)
Taubmans 'Endure' to all internal walls -2 coat system	Deck (rear split) - Modwood Composite Deck in choice of colours
Flat acrylic to ceiling	Deck Handrail (rear split) - Aluminium Powdercoated Picket Style
Gloss enamel to interior timber and internal/external doors	Flooring - concrete slab to ground floor, yellow tongue to mid and first floor
DOORS, ARCHITRAVES AND SKIRTING	Piers - 90x90 steel
Front door: standard selection from Hume Doors (Vaucluse range)	EXCLUDED ITEMS
Laundry door: XF3 with half glazed panel or glass sliding door (design specific)	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.
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	
LAUNDRY	
Clarke Eureka Plus laundry tub	
TAPWARE	
Bathroom/Ensuite: Posh Bristol MkII Mixer Tapware	
Kitchen: Posh Bristol MkII Mixer Tap	
Laundry: Base MK2 Mixer Tap	
External: Front and rear	