



# Standard SPECIFICATIONS



<b>GENERAL INCLUSIONS</b>	<b>LAUNDRY</b>
180 day fixed price tender	Clarke Eureka Plus laundry tub
Timber frame/22.5° pitch roof trusses (based on wind rating N2 W33N)	<b>TAPWARE</b>
Reticulated chemical pest protection	Bathroom/Ensuite: GenX Cross Handle tapware
42mm half splayed architraves and mouldings	Kitchen: Posh Bristol MkII Mixer Tap
<b>FACADE</b>	Laundry: Base MK2 Mixer Tap
As per Artist's impression in face bricks & concrete tiles	External: Front and rear
<b>WINDOWS</b>	<b>KITCHEN</b>
Architectural styled aluminium windows as per facade selected	European designed gourmet kitchen with laminated bench tops - select from a wide range of colours
Energy efficient weather seals and locks to all windows	Dishwasher opening with connections
<b>CONCRETE FLOOR</b>	Microwave shelf with power point
Engineer designed to M classification	Enlarged pantry with white ventilated shelving
Cover Grade concrete finish to Patio's and Alfresco's (where applicable)	Fridge area for 1.0 wide fridge freezer unit
<b>BRICKS &amp; ROOF TILES</b>	Radiant R1.75 MK11 stainless steel sink
Choose from an extensive range of bricks from our manufacturer Austral (Everyday Life and Old Colonial)	Full height ceramic tiling to kitchen bench splash back
Concrete roof tiles from Bristile (Classic range). This will create hundreds of no charge combinations	<b>APPLIANCES</b>
<b>INSULATION</b>	Choice of quality Venini cooking appliances:
R3.0 insulation to ceilings & R2.0 to external walls excluding garage	Cooktop - VGF60 stainless steel gas/GECE6004/electric
<b>CEILINGS</b>	Oven - VO5S stainless steel fanforced oven
2416mm nominal ceiling height	Rangehood - AAS9SE3 900mm stainless steel canopy
75mm cove cornice	<b>BATHROOM/ENSUITE</b>
<b>HOT WATER</b>	Large selection of ceramic tiles
Rheem Stellar 160lt, 5 star storage gas hot water system	1800mm high semi framed shower screens with clear toughened glass and pivot door
<b>ELECTRICAL</b>	Gen X showerhead
As per the standard electrical plan	Framed mirror above vanity
<b>SMOKE DETECTORS</b>	Mizu Drift towel rail or rings (where applicable)
As per the standard electrical plan wired direct to mains power	Mizu Drift toilet roll holder
<b>PAINT</b>	Stylus Basis rectangular bath
Taubmans 'Endure' to all internal walls -2 coat system	Stylus Symphony linked toilet suite
Flat acrylic to ceiling	<b>BEDROOM &amp; ROBES</b>
Gloss enamel to interior timber & internal/external doors	Robes where shown with white ventilated shelving
<b>DOORS</b>	<b>GARAGE</b>
Front door: standard selection from Hume Doors (Vaucluse)	Sectional Overhead Garage Door
Laundry door: XF3 with half glazed panel or glass sliding door (Design Specific)	<b>EXCLUDED ITEMS</b>
Internal: Flush Panel doors	Landscaping, driveways, fences, BBQ, air conditioning, blinds, curtains, fly screens, 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 requirements will be quoted following an inspection of your proposed building site. McDonald Jones reserves the right to alter designs and specifications without notice.
Cushioned door stops	
Glass sliding doors/windows with key locks	
<b>DOOR FURNITURE</b>	
Front entry: Gainsborough Governor	
Laundry : Gainsborough Governor	
Internal : Gainsborough 300 Contractor Series	