

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 piercing (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)	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 One roof ventilator and two eave vents	BATHROOM/ENSUITE
Anticon foil faced blanket (only applicable for Colorbond roof)	Large selection of ceramic tiles
CEILINGS	1800mm high semi framed shower screens with clear toughened glass and pivot door
2400mm nominal ceiling height	Bermuda 3 function shower rail
75mm cove cornice	Framed mirror above vanity
HOT WATER AND WATER TANK	Mizu Drift towel rail or rings (where applicable)
Rheem Stellar 160lt, 5 star storage gas hot water system	Mizu Drift toilet roll holder
4,500L aboveground slimline Colorbond water tank on concrete slab with pump and 90mm painted downpipes	Quality Decina bath
ELECTRICAL	Stylus Symphony Linked toilet suite
As per standard electrical plan, including smoke detectors wired direct to mains power	BEDROOM AND ROBES
PAINT	Double door robes with pull handle including fixed melamine shelf and hanging rail
Taubmans 'Endure' to all internal walls -2 coat system	GARAGE
Flat acrylic to ceiling	4.8 wide sectional overhead garage door
Gloss enamel to interior timber and internal/external doors	EXCLUDED ITEMS
DOORS, ARCHITRAVES AND SKIRTING	Landscaping, driveways, fences, BBQ, Air Conditioning, blinds, curtains, window coverings, spa bath, door closes, deadlocks, 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.
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	

GOURMET KITCHEN

20mm reconstituted stone finish to all Kitchen bench tops from McDonald Jones standard range including Butler's Pantry if applicable

AFA Flow double undermount sink

Mizu Soothe pulldown mixer or Mizu Drift mixer with square outlet

Water Filters Australia's Platinum inline water filter system

Hettich Sensys soft close system to cupboards

Handle free overhead cupboards with bulkhead

Melamine shelving to pantry

PREMIUM APPLIANCES

Choice of quality Fisher & Paykel appliances:

900mm electric freestanding cooker with 5 burner gas hob OR90SDBGFX2; or

900mm electric underbench oven with 9 cooking functions OB90S9MEX3

900mm 5 burner gas cooktop including centre wok and cast iron trivets CG905DWNGFCX3; or

900mm 5 burner ceramic cooktop with high speed ribbon elements CE905CBX2

900mm stainless steel wall chimney rangehood externally ducted HC90PHTX1

614L Premium French double door fridge including water connection point RF610ADX5

Stainless steel Dishwasher DW60FC1X1

Stainless steel microwave with trim OM25BLCXI

*Note: if gas is not available LPG can be provided a small additional cost

Should you choose the integrated appliances, these will replace the premium fridge, dishwasher, washing machine and dryer.

BATHROOM AND ENSUITE INDULGENCE

20mm reconstituted stone finish to bathroom and ensuite vanities from McDonald Jones standard range

Newbury designer hobbled bath with chrome plug

Floating wall hung vanities with large frameless square mirror

Hettich Sensys soft close system to cupboards

Clark semi-inset square or round basins with push plugs

Mizu Drift chrome tapware with wall mounted bath spout

2000mm high chrome semi frameless shower screen

Mizu Drift chrome single water rail to shower

Small shampoo recess to bathroom or ensuite

Posh Domaine close coupled rimless toilet suite

LAUNDRY LOVES

8.5kg top load washing machine WA8560G1 or 8.5kg front load washing machine WH8560J3

7kg vented clothes dryer

INTERIOR ELEGANCE

Taubmans Endure 3 coat paint system to internal walls

2550mm nominal ceiling including Alfresco and Façade

67mm skirting and architraves and 90mm classic cove cornice

Clipsal Iconic power points and switches

TV point to Home Theatre and Children's Activity/Living (2 in total)

Gainsborough Amelia internal lever handles in bright or satin chrome

Internal or external gas bayonet point (when gas is available)

Built in laminated computer desks (where shown on plans)

IMPRESSIVE INSIDE AND OUT

Colorbond steel roofing in many colours with 100% Truecore steel engineered frames and trusses; or

Flat profile roof tiles from Bristle (Prestige range) with treated pine termite resistant "blue" frames/trusses

AIR OF COMFORT

ActronAir Classic fully ducted reverse cycle air conditioning

STREET APPEAL

Choice of upgraded brick selection from Austral Bricks (Whitsunday and Wilderness) to your entire home plus optional bag and paint to façade (as per plans)

Superior Kordon termite barrier protection including installation to all door openings and garage

Hume Newington entry door with Gainsborough Trilock contemporary lever

Ground glass house plaque with mounted embossed silver lettering with your choice of name

Rheem 26L continuous flow hot water unit including recess box (gas must be available)

Sectional overhead garage door with automatic opener including two remotes

Plasterboard lined internal Garage

Increased roof pitch from 22.5° to 26°