

SPECIFICATIONS | BUILT TO LOCK-UP

GENERAL:

- Building prices include building up to 100kms from Perth GPO.
- 6 months maintenance period.
- Six year structural guarantee.
- Housing indemnity insurance.

ENERGY EFFICIENCY:

- Plans comply with current building code in Climate Zone 5.
- 50mm glasswool building blanket to lined main roof areas.
- Reflective foil building paper to external walls.
- Thermal breaks to all steel framed homes.

STRUCTURAL:

- 100mm concrete house slab and termite treatment.
- Prefabricated treated (minimum H2) pine external and internal wall frames. (Steel frames available).
- Treated pine roof trusses and ancillary roof timber.

EXTERNAL:

- ZINCALUME® steel roof sheeting, flashings, colonial style slotted gutters.
- Corinthian PCL4 solid core front door with satin chrome lever Trilock.
- Weather draft seals to external doors.
- Hardieplank™ Woodgrain 230mm external cladding.
- Steel verandah posts and beam.
- Pre-glazed aluminium windows and sliding doors in a choice of colours, all with flyscreens and keyed locks.

TWO STOREY DESIGNS:

- Treated pine floor framing with structural floor sheeting.
- External balustrade to balconies where shown on plan with steel rails, paint grade timber balusters and capping.
- Timber decking to balconies where shown on plan.

OTHER:

- Standard Shire Building Permit application fees.
- Builders site inspection and contour survey.
- Engineer's soil analysis and classification.

ITEMS NOT INCLUDED IN HOMES BUILT BY ROSS SQUIRE HOMES

Site costs. Sewer connection or septic tank system. Seismic zones requirements. Painting. External concrete or brick paving. Engineer's base inspection (if applicable). Licenced Surveying fees (if applicable). Bushfire zone requirements. Planning fees. Part B termite treatment to Built to Lock-up homes.

Prices and specifications subject to change without notice.

Please ask your Ross Squire Homes consultant for any variations you require to either the home design or specification.

BUILDING
COUNTRY
HOMES SINCE
1981

AWARD
WINNING DESIGN,
PROFESSIONAL
SERVICE

SPECIALIST
FRAMED
HOME
BUILDERS

Date of issue 01/12/2018

Experience Counts in the Country

**ROSS SQUIRE**
H O M E S

SPECIFICATIONS | SIGNATURE SERIES

DESIGN INCLUSIONS

As per the Ross Squire Homes Standard Specification and including the following features:

STRUCTURAL:

- 1.8m or 2.1m wide stepped verandahs as per plan with timber posts, beams and gallows brackets to front and side elevations where shown on plan.
- Portico with double posts and finial to front elevation where shown on plan.
- Finials to Gables and Dutch Gables as per plan.
- Feature front gables at 30 degrees with vertical trim and hoods over windows as per plan to Lindeman and Bundaberg designs only.

EXTERNAL:

- Hardieplank™ Heritage weatherboard cladding.
- COLORBOND® steel range roof sheeting, gutters and downpipes.
- Rolled barge cappings.

INTERNAL:

- 2.7m ceilings throughout (2.4m to lower floor of two storey designs).
- PCL4G front door and matching sidelight/s as per plan.
- 10 lite double french doors as per plan.
- Built in robes with Corinthian Quickslide doors as per plan.
- MDF timber window nosings throughout (except wet areas).
- Paint grade timber door frames with splayed 67mm MDF architraves and Corinthian Atherton internal doors.
- Splayed 67mm MDF skirting to all rooms except wet areas.

KITCHEN:

- Bosch European 900mm wide freestanding stainless steel stove.
- Dishwasher recess to Kitchen or Scullery with power point and water as per plans.
- Additional round bowl inset sink and flickmixer to kitchens where shown on plan.

LAUNDRY:

- Laundry inset trough with cabinet under and benchtop as per plan.
- Tiled kickboards to laundry cabinet.

TWO STOREY DESIGNS:

- Two storey designs feature a timber balustrade to balconies and stairs with feature skirts under balconies as per plans.

Prices and specifications subject to change without notice.

Please ask your Ross Squire Homes consultant for any variations you require to either the home design or specification.

Please Note: Plans and elevations may show options not included in our standard price list.

Please refer to our Standard specification for a full list of inclusions.

BUILDING
COUNTRY
HOMES SINCE
1981

AWARD
WINNING DESIGN,
PROFESSIONAL
SERVICE

SPECIALIST
FRAMED
HOME
BUILDERS

Date of issue 01/12/2018

Experience Counts in the Country

**ROSS SQUIRE**
H O M E S