

SPECIFICATIONS | FULLY BUILT

GENERAL:

- Standard designs include building in Climate Zone 5.
- 6 months maintenance period.
- Six year structural guarantee.
- Housing indemnity insurance.

ENERGY EFFICIENCY:

- Compliance with current energy provision requirements.
- 50mm glasswool building blanket to lined main roof areas.
- R3.5 insulation batts to house ceilings (excluding carports, garages, verandahs and eaves).
- R2.5 insulation batts to external walls (excluding garages).
- 5 Star gas storage hot water unit.
- Reflective foil building paper.

STRUCTURAL:

- 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 gutters.
- Corinthian PCL4 solid core front door with satin chrome lever Trilock.
- Hardieplank™ Woodgrain 230mm external cladding.
- Steel verandah posts and beam.
- Aluminium windows and sliding doors with flyscreens and keylocks.

INTERNAL:

- Plasterboard ceiling and wall linings with 75mm plasterboard cornice.
- Metal internal door frames and Redicote flush panel doors.
- Satin chrome lever internal door furniture.
- Robe recesses with dropped ceilings.
- White melamine shelving to robes, linen cupboards and built-in-pantry where shown on plans.

KITCHEN:

- Laminated kitchen cabinets in a huge range of colours with tight formed benchtops and brushed stainless steel door handles. Soft closers to all doors and drawers.
- 1¾ bowl stainless steel sink.
- Chrome flickmixer.
- Bosch European stainless steel appliances with electric oven and 900mm gas hot plate, unless otherwise shown on plan.
- 900mm stainless steel canopy rangehood, unless otherwise shown on plan.
- PC* allowance of \$44m² for supply of tiles.

BATHROOMS AND ENSUITES:

- Laminated vanity cabinets in a huge range of colours with tight formed benchtops. Soft closers to all doors and drawers.
- Vitreous China inset basin.
- Chrome flickmixers to basin, showers and bath.
- Handheld shower on rail.
- Semi-frameless shower screens with pivot door to bathrooms and ensuite with clear glass and matt silver frames.
- Slimline framed mirror to above all vanities and wall hung basins.
- Acrylic bath.
- Vitreous China close coupled toilet suite with VC cistern.
- PC* allowance of \$44m² for supply of tiles.
- Toilet roll holders and double towel rails.
- Hobless showers. (Additional cost for sewerred sites)

LAUNDRY:

- 45 litre stainless steel laundry trough and white cabinet.
- Chrome flickmixer.
- PC* allowance of \$44m² for supply of tiles.

ELECTRICAL:

- Generous allowance of light and double power points.
- Internal wiring for phone point and two TV points.
- Electrical wired to meter box.
- Ceiling exhaust fan to bathrooms, ensuite and WC.
- RCDs.
- Smoke alarm(s) as required.

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.
- Enclosed MDF tread staircase with half height walls and MDF capping as per plans.

OTHER:

- Standard Shire Building Permit application fees.
- Contour survey.
- Soil analysis and classification.
- Water connection up to 7.5m from house.
- Sewer to 10m past last point.

ITEMS NOT INCLUDED IN HOMES BUILT BY ROSS SQUIRE HOMES

Site costs. Sewer connection or septic tank system. Painting. External concrete or brick paving. Engineer's base inspection (if applicable). Licenced Surveying fees (if applicable). Bushfire zone requirements. Planning fees. Floor coverings. Curtains. Light fittings. Fencing. Landscaping. Pergolas. Tile labour for border tiles. Tiling in diamond or brickbond patterns. Tile sizes other than 200 x 200mm. Rectified edge tiles.

PLEASE NOTE: There is a vast selection of options that can be selected to customise your Ross Squire Home, such as:

- Design changes to our standard designs, or we will quote your own design.
- COLORBOND® steel roof sheeting.
- Many other external cladding options.
- Various styles of internal doors.
- Stone benchtops.
- Additional verandahs, carports and garages.
- Insulation to internal walls.
- Built-in robes or additional storage space.

Prices and specifications subject to change without notice. Kitchen, bathroom and ensuite layouts are nominal only and will be altered to suit position of wall ovens, under-bench ovens and vanity cupboards.

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

* PC Items shown above include GST.