

# SPECIFICATIONS | Signature series

## FULLY BUILT

### GENERAL:

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

### ENERGY EFFICIENCY:

- Guaranteed 6-star energy rating, or exceeds Building Code requirements in Climate Zone 5.
- 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).
- Reflective foil building paper to external walls.
- 6 Star continuous flow instantaneous gas hot water unit pre-set to 50°C.

### STRUCTURAL:

- 100mm thick Concrete house slab.
- Full under slab and perimeter termite treatment.
- Prefabricated treated (minimum H2) pine external and internal wall frames. (Steel Frame Option Available).
- Treated pine roof trusses and ancillary roof timber.

### EXTERNAL:

- COLORBOND® steel roof sheeting, flashings, colonial style slotted gutters.
- 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.
- Corinthian PCL4G front door and matching clear glass sidelight/s as per plan.
- 10 lite double French doors as per plan.
- Gainsborough Trilock to all external doors.
- Weather draft seals to external doors.
- Primeline™ Heritage weatherboard cladding.
- Aluminium windows and sliding doors with flyscreens and keylocks.
- Two hose taps with backflow prevention.

### INTERNAL:

- 2.7m ceilings throughout (2.4m to lower floor of two storey designs).
- Plasterboard ceiling and wall linings with 75mm plasterboard cornice.
- Paint grade timber door frames with splayed 67mm MDF architraves and Corinthian Stanford doors.
- Satin chrome lever internal door furniture.
- Privacy latch to ensuite, bathroom and toilet.
- MDF timber window nosings with scotia throughout (except wet areas).
- Splayed 67mm MDF skirting to all rooms except wet areas.
- Built in robes with Corinthian Quickslide doors with melamine shelving and hanging rail as per plan.
- White melamine shelving to linen cupboards and built-in-pantry where shown on plans.
- Metal corner protection beads to internal walls.

### 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 with chrome flickmixer to scullery (where shown on plans).
- Round bowl inset sink and gooseneck mixer to kitchens where shown on plan.
- Bosch European 900mm wide freestanding stainless steel stove.
- 900mm stainless steel canopy rangehood flumed to external air, unless otherwise shown on plan.
- Dishwasher recess to Kitchen or Scullery with power point and water as per plans.
- PC\* allowance of \$44m<sup>2</sup> 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 above counter basin with feature tapware.
- Wall hung China basin with feature tapware to Powder Room where shown on plan.
- Chrome flickmixers to 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 Back to wall close coupled toilet suite.
- PC\* allowance of \$44m<sup>2</sup> for supply of floor and wall tiles.
- Mitred tiling.
- Toilet roll holders and double towel rails.
- Hobless showers. (Additional cost for sewerred sites)
- Recessed tiled kickboards to vanities.
- 2m high tiling to shower recess in ensuite and bathrooms.

### LAUNDRY:

- Laundry inset trough with cabinet under and benchtop as per plan.
- Concealed washing machine taps in cupboard.
- Chrome flickmixer.
- Tiled kickboards to laundry cabinet.
- PC\* allowance of \$44m<sup>2</sup> 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, flumed to outside with draft diverter.
- RCDs.
- Hardwired smoke alarm(s) with battery backup as required.

### TWO STOREY DESIGNS:

- Treated pine floor framing with structural floor sheeting.
- Two storey designs feature a timber balustrade to balconies and stairs with feature skirts under balconies as per plans.
- Timber decking to balconies where shown on plan.
- Enclosed MDF tread staircase with half height walls and MDF capping as per plans.

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\* PC Items shown above include GST.

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## FULLY BUILT CONTINUED

### OTHER:

- Fixed price contract.
- Standard Shire Building Permit application fees.
- Builders site inspection and contour survey.
- Engineer's soil analysis and classification.
- Water connection up to 7.5m from house.
- Sewer to 10m past last point.
- Professional site and house clean.

### 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. Council Planning Fees or Bonds. Floor coverings. Window treatments. Light fittings. Fencing. Landscaping. Pergolas. Tile labour for border tiles. Tiling in diamond or brickbond patterns. Tile sizes other than 400mm x 200mm wall tiles and 300mm x 300mm floor tiles. 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.
- Many other external cladding options.
- Steel wall frames.
- 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.

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COUNTRY  
HOMES SINCE  
1981

AWARD  
WINNING DESIGN,  
PROFESSIONAL  
SERVICE

SPECIALIST  
FRAMED  
HOME  
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Date of issue 01/04/2020

Experience Counts in the Country

**ROSS SQUIRE**  
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