

DESIGN INCLUSIONS

As per Standard Specification and including the following features:-

- Hardies Heritage weatherboard cladding.
- Colorbond steel range roof sheeting, gutters and downpipes.
- Rolled barge cappings.
- 2.7m ceilings throughout (2.4m to lower floor of two storey designs).
- 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.
- 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.
- 900mm wide freestanding stainless steel stove.
- Dishwasher recess to Kitchen or Scullery as per plans.
- Additional round bowl inset sink and flickmixer to kitchens where shown on plan.
- Laundry inset trough with cabinet under and benchtop as per plan.
- Two storey designs feature three rail balustrade to balconies and stairs with feature skirts under balconies as per plans.
- Feature front gables at 30 degrees with vertical trim and hoods over windows as per plan to Lindeman and Bundaberg designs only.

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. Prices are subject to change without notice.

GREENMOUNT DISPLAY CENTRE

Open: Sun/Mon/Wed/Fri/Sat 12.30pm – 4.30pm
93-97 Innamincka Rd, Greenmount

PHONE 9278 3400



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.
- 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.
- 1¼ 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 sewerer 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.
- Steel wall frames available

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.



SPECIFICATIONS | BUILT TO LOCK-UP

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.
- Reflective foil building paper.

STRUCTURAL:

- Concrete house slab and termite treatment.
- Prefabricated treated (minimum H2) pine external and internal wall frames.
- 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.
- 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.
- Contour survey.
- Soil analysis and classification.
- Steel wall frames available.

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. 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



SPECIFICATIONS | KIT HOMES

LOCK-UP KIT HOME

1. Free delivery within 200kms of Perth GPO.
2. Free technical/construction advice on Freecall 1800 999 766.
3. Simple and easy to follow Instruction Manual, including detailed layouts and component lists.
4. Plans, specifications, and energy provisions certificate ready for Shire Building Permit application, including Engineer Certification of Structural Sufficiency, Slab/footing detail and soil classification.
5. Site sign.
6. Prefabricated treated (minimum H2) pine external and internal wall frames.
7. Prefabricated structural treated (minimum H2) pine roof trusses at 22.5 degree pitch (24 degree for loft designs), ancillary roof timber, steel ceiling and roof battens. Treated pine roof battens to verandahs, carports and eaves.
8. ZINCALUME® steel roof sheeting, flashings, colonial style gutters.
9. 50mm glasswool building blanket to lined main roof areas.
10. 90mm x 90mm galvanized steel verandah posts with galvanized post stirrups.
11. Steel verandah beams.
12. Pre-glazed aluminium windows and sliding doors in a choice of colours, all with flyscreens and keyed locks.
13. Pre-hung external doors with pre-mitred timber external architraves.
14. Corinthian PCL4 solid core front door with satin chrome Gainsborough lever Trilock.
15. Reflective foil building paper.
16. Hardieplank™ Woodgrain 230mm external cladding.
17. All nails, bolts, tek screws, roof bracing, dynabolts, adhesives and fixing clips required for lock-up stage.
18. 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.

FINISHING PACKAGE

19. Plasterboard ceiling and wall linings with 75mm plasterboard cornice, all jointing cements, adhesive tape, sandpaper, metal accessories and other fixing materials. Wet area sheeting to bathroom and ensuite walls.
20. Metal internal door frames and Redicote flush panel doors.
21. Gainsborough Carla satin chrome lever internal door furniture.
22. Fixing hardware required for Finishing Package.
23. White melamine shelving to robes, linen cupboards and built-in-pantry where shown on plans.
24. Laminated kitchen cabinets in a huge range of colours with 33mm tight formed benchtops, brushed stainless steel door handles. Soft closers to all doors and drawers.
25. Laminated vanity cabinets in a huge range of colours with 33mm tight formed benchtops, Vitreous China inset basin as per plan and soft closers to all doors and drawers.
26. Plumbing fittings including 1¾ bowl stainless steel sink with chrome flickmixer tap, 45 litre stainless steel laundry trough and white cabinet, washing machine taps, acrylic bath, white close coupled Vitreous China toilet suite with VC cistern, chrome flickmixer tapware and handheld shower on rail.
27. Toilet roll holders and double towel rails.
28. PC* allowance of \$44m² for supply of tiles. 200 x 200mm floor and wall tiles to bathroom, ensuite, laundry and WC. One row of 200 x 200mm skirting tiles over kitchen cupboards. Four rows over hot plate. Includes glues and grout.
29. Bosch European stainless steel electric under-bench oven, 5 burner 900mm wide gas cook top and 900mm stainless steel canopy rangehood unless otherwise shown on plan.
30. 5 star gas storage hot water unit.
31. R3.5 insulation batts to house ceilings (excluding carports, garages, verandahs and eaves).
32. R2.5 insulation batts to external walls (excluding cyclonic kits and garages).
33. Enclosed MDF staircase with half height walls and MDF capping (Two storey designs only).

ITEMS NOT INCLUDED IN KIT HOMES

Concrete floors and footings. Sand. Cement and mortar additives. Labour to erect home. Paint. Floor coverings. Shower screens. Curtain rods. Robe doors. Mirrors. Electrical labour. Electrical fittings. All plumbing labour. Glazing to timber doors (if applicable). Building authority and certification fees. Bushfire zone requirements. Delivery over 200kms from GPO Perth.

* PC Items shown above include GST.

