

# SPECIFICATIONS | Signature series

## BUILT TO LOCK-UP

### GENERAL:

- Building prices include building up to 100kms from Perth GPO.
- 6 months maintenance period.
- 6 year structural guarantee.
- Housing indemnity insurance.
- 2.7m ceilings throughout (2.4m to lower floor of two storey designs).

### 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.
- Reflective foil building paper to external walls.

### STRUCTURAL:

- 100mm thick Concrete house slab.
- Full under slab 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 sidelight/s with clear glass as per plan.
- 10 lite double French doors with clear glass 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 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.

### OTHER:

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

### ITEMS NOT INCLUDED IN HOMES BUILT TO LOCK-UP BY ROSS SQUIRE HOMES

Labour and materials to complete internal fit out of home including (but not limited to), wall linings, electrical, plumbing (including pre-lays), cabinets, tiling and second fix items. Site costs. Sewer connection or septic tank system. Seismic zone 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.

**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.
- Additional verandahs, carports and garages.

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  
SDF

SPECIALIST  
FRAMED  
HOME  
BUILDERS

**ROSS SQUIRE**  
H O M E S