

BUILT SPECIFICATION

Items marked ♦ are items included in our **Built to Lockup Stage** price, and include labour to build to Lockup stage.

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 (excl carports, verandahs & eaves).
- R2.5 insulation batts to external walls.
- 5 Star 130 litre gas storage hot water unit.
- Reflective foil insulation and R0.2 thermal break to external walls. ♦

Structural

- Concrete house slab and termite treatment. ♦
- Prefabricated steel external and internal steel wall frames. ♦
- Treated pine roof trusses and ancillary roof timber. ♦

External

- Zinalume roof sheeting, flashings, downpipes, cappings and colonial style gutters. ♦
- Corinthian PCL4 solid core front door with satin chrome lever Trilock. ♦
- Hardiplank Woodgrain 230mm external cladding. ♦
- Steel verandah posts & beam. ♦
- Aluminium windows & 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 bench tops and brushed stainless steel door handles. Soft closers to all doors and drawers.
- 1½ 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 & Ensuites

- Laminated vanity cabinets in a huge range of colours with tight formed bench tops. Soft closers to all doors and drawers.
- Vitreous china inset basin.
- Chrome flickmixers to basin, showers and bath.
- Handheld shower on rail.
- Pivot door shower screens to bathrooms and ensuite with clear glass and Matt Silver frames.
- 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.

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 Aquatite flooring. ♦
- 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. Tiles sizes other than 200x200mm. Rectified edge tiles. Part B termite treatment to Built to Lockup 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.
- Colorbond roof sheeting.
- Many other external cladding options.
- Various styles of internal doors.
- Stone benchtops.
- Additional verandahs and carports.
- 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.

SPECIFICATION - Owner Builder - Component Home

Please see other side for Built Specification.

LOCK-UP COMPONENT HOME

FINISHING PACKAGE

1. Free delivery within 200kms of Perth GPO.
2. Free technical/construction advice on Freecall 1800 999 766.
3. Simple and easy to follow DVD and 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 steel external and internal wall frames.
7. Prefabricated structural treated (minimum H2) pine roof trusses at 22.5 degree pitch (45 degree for loft designs), ancillary roof timber, steel ceiling and roof battens. Treated pine roof battens to verandahs, carports & eaves.
8. Zinalume roof sheeting, flashings, downpipes, cappings and colonial style gutters.
9. 50mm glasswool building blanket to lined main roof areas.
10. 90mm x 90mm galvanized steel verandah posts with galvanised 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 insulation and R0.2 thermal break to external walls.
16. External cladding - Hardiplank Woodgrain 230mm.
17. All nails, bolts, tek screws, roof bracing, dynabolts, adhesives and fixing clips required for Lockup stage.
18. External balustrade, to 2nd storey balconies where shown on plan with steel rails, paint grade timber balusters and capping.
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 bench tops, 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 bench tops, vitreous china inset basin as per plan and soft closers to all doors and drawers.
26. Plumbing fittings including 1½ 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. 200x200 floor and wall tiles to Bathroom, Ensuite, Laundry & WC. One row of 200x200 skirting tiles over kitchen cupboards. Four rows over hot plate. Includes glues and grout.
29. 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 130 litre gas storage hot water unit.
31. R3.5 insulation batts to house ceilings (excluding carports, verandahs and eaves).
32. R2.5 insulation batts to external walls (excluding cyclonic kits).
33. Enclosed MDF staircase with half height walls and MDF capping (Two story designs only).

Items not included in component 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 & certification fees. Bushfire zone requirements. Delivery over 200kms from GPO Perth.