



Specification: Alpha 400A

Lot 251 (No 6) Shale Cct, Cosgrove Qld 4818



This is an 'Artist Impression' & is to be used as a guide only as it may depict fixtures & finishes not included in the contract price. Items include but are not limited to: Lighting; Colour Schemes; Landscaping incl walls, paving, plants & fencing.

House Areas

Living	111.795 m ²
Garage	35.605 m ²
Patio	13.800 m ²
Porch	1.950 m ²
Total	163.150 m²

PRELIMINARIES

- All fees associated with Council applications & Building Certification
- QBCC builder construction insurance
- Soil classification & contour survey
- Preparation of architectural drawings including engineering
- Standard connection to power, phone, water and sewerage

ENERGY EFFICIENCY

- Certification of energy efficiency in compliance with the current requirements of the Building Code of Australia (refer to Building Energy Rating Certificate). Minimum 6 Star rating required.

TERMITE PROTECTION

- Installation of approved termite treatment to 'deter concealed access' by subterranean termites as required by the Building Code of Australia, AS 3660.1 'Termite Management' Part 1: 'New Building Work' and in accordance with relevant manufacturers' installation specification manuals
- Pre-Slab (all slab penetrations treated with collars)
- Post Slab (Termite Resistant Structural Timbers)

FOUNDATIONS AND SLAB

- Excavate, prepare and pouring of slab works as per engineer's detail
- Supply, laying, filling and rendering of all blockwork as per plan & engineer's detail

EXTERNAL WALLS

- Lined internally with gyprock & plastered (except garage walls which are pointed internally)
- Textured rendered finish (External): Quicksand

TRUSSES

- Manufactured to Engineer's wind classification with Termite Resistant pine @ 900 centres
- 70x35 LOSP (Light Organic Solvent Preservative) Machine Grade Pine (MGP 12) roof battens

INTERNAL WALLS

- Termite resistant pine framing and lined with gyprock and set to level 4 finish
- Wet areas lined with villaboard
- Wall height: 2500mm (refer plan)

EAVE MATERIALS

- Eaves: 4.5mm Hardiflex
- Porch & Patio Ceilings: 4.5mm Versilux

ROOFING

- Colorbond .42 Custom Orb Roof, Sheeting & Flashing
- Colorbond Fascia & Colorbond Quad 115 Hi Front Gutter
- PVC Downpipes

PLASTERING

- Ceilings: 10mm Gyprock fixed to metal ceiling battens @ 450 Centres
- Walls: 10mm Gyprock
- Walls - Wet Areas: 6mm Villa
- Cornice: Broadline 90mm

DOORS

- Entry Door: Humes Newington Range (800mm) XN1, XN5, XN6, XN7 or XN16
- Entry Door Hardware: Schlage SL3 Triple Function Entry Lock (Passage, Privacy & Deadlock)
- Internal Door: Humes Redicote Flush Panel
- Internal Door Hardware: Schlage Leonardo Lever Sets Chrome
- External Door (Hung): Weatherproof
- Hinges: Hirline Chrome (Lift Off to Bathroom, Ensuite & W/C)
- Mouldings: Pine (suitable for painting only)
- Door Stops: Metallic
- Weather seals to all external doors

GARAGE DOOR

- Cyclone Rated Double Sectional Overhead Remote Panelift Door
- Includes 2 x remote handsets and 1 wall mounted button

ROOFING INSULATION

- Glass Insulation R 2.5 (Total System of R 3.0) to living areas including garage

WINDOWS

- Clear glass to all windows and sliding doors excluding bathroom and WC or as noted on plans
- Bathroom & W/C: Obscure glass
- Frames: Aluminium Powder Coated

KITCHEN & CABINETS

- Benchtops: Stone (engineered quartz based)
- Doors & Drawers: Laminex or Formica
- Hinges: Blumotion soft close throughout (Lifetime Warranty)

TILING

- Floor 450x450mm min to living areas incl porch & patio
- Shower Recess Bathroom & Ensuite Walls to 2100mm approx
- Bath Wall to 600mm approx
- Splashbacks Kitchen & laundry to 600mm approx
- Vanities 1 x row of tiles over
- Skirting Tiles to wet areas
- Features As per tile layout

CARPET

- Quality carpet & underlay to all bedrooms & robes (5 year warranty)

WARDROBES: BUILT INS

- Bed 1: Walk in Robe with Shelving & Hanging Rail
- Framed Linen MDF Sliding Doors to all other bedrooms with Shelving & Hanging Rail

SHOWER SCREENS & MIRRORS

- Shower screens: Polished silver aluminium with clear laminated glass
- Mirrors: Polished frame silver aluminium (Mirrors full length of vanities)

SECURITY SCREENS

- Aluminium framed to external sliding windows & doors and hung doors including front door

PAINTING

- Premium 3 coat paint system or equivalent applied internally and externally
- Gloss finish to all internal woodwork and doors

GAS SUPPLY

- Gas Lines & connection to HWS and Cooktop included (Note - Gas Bottles to be supplied by owner)

HOT WATER UNIT

- Rinnai Classic 20 Instantaneous Gas Hot Water System

PLUMBING FIXTURES

Qty

- Taps to Kitchen, Basins & Bathrooms: Chrome Mixers
- Tap: Fridge 1
- Tap: External 2
- Tap: Dishwasher 1
- Toilet Suite: Persian full vitreous china with ceramic suite 4 Star White with Soft Close Seat 2
- Sink: Tekform stainless steel 1¾ bowl 1
- Rail Shower: Chrome 5 function hand held shower rose with brass rail (Wels 3 Star Rating) 2
- Bath Spout: Chrome 1
- Toilet Roll Holder: Chrome 2
- Towel Rail: Chrome Double 2
- Laundry Tub: 30L freestanding powder coated metal cabinet 1
- Vanity: Vitreous china top with moulded basin & chrome handles 2
- Bath Tub: Fibreglass White 1500mm 1



ELECTRICAL

All electrical work is supplied & installed in compliance with current regulations & Energy Efficiency requirements. Refer plans for quantity & location.

- Lights: LED throughout
- Fans: Airflow ceiling white
- TV Antenna: Digital
- GPO's: Single, Double & Weather Proof
- Points: TV, Data & Telephone
- Exhaust Fan
- Smoke Detectors

APPLIANCES

- 60cm Stainless Steel Fan Forced Wall Oven
- 60cm Stainless Steel Canopy Rangehood
- 60cm Stainless Steel Gas Cooktop
- 60cm Stainless Steel Dishwasher

Qty

1
1
1
1



AIR CONDITIONING

- Fujitsu Inverter Splits: Living Areas & Bed 1 (refer plans)
- Kelvinator Room Air Conditioner: All other bedrooms (refer plans)



WINDOW FURNISHINGS

- Vertical blinds to sliding glass doors
- Roller blinds to windows (Wet areas not Included)

DRIVEWAY

- Exposed aggregate with PVC pipe under (refer plans for layout)

LETTERBOX & CLOTHESLINE

- Clothesline: Hoist Supa Fold 230 FD45403
- Letterbox: Rendered Letterbox

FENCING

- 1800mm high 3 rails and CCA pine posts with batten top palings with standard gap (approx 20mm)
- 1800mm Single or Double Gates (as noted on site specific plans)

LANDSCAPING

- Topsoil to provide appropriate falls etc, site free of foreign matter, trees etc
- Automatic irrigation system installed to all turfed areas
- Fully turfed: Couch species
- Feature garden to front

CLEANS

- Builder's Clean: House - Internal & External
- Site Clean: Clean site of debris and waste materials
- Final Clean: Prior to handover

TAX DEPRECIATION SCHEDULE

- Your property is inspected & analysed under ATO guidelines by qualified consultant with all depreciable assets identified providing you with the maximum legitimate benefits achievable under current legislation as at the date of inspection.

WARRANTY & GUARANTEES

- 25 year written structural warranty to the original purchaser
- 12 month maintenance period from the date of settlement
- 6 ½ year Queensland Building & Construction Commission Warranty

NOTES:

This specification forms part of the Contract for the proposed work when initialled by both parties. Any changes to this specification and or the plans requested by the Client 'MUST' be in writing in the form of a Contract Variation, and must be signed by both parties ie. Builder and Client, with an agreed price before any changes can be made. This procedure must be followed at all times to ensure that any doubts or potential disputes between the Builder and Owner do not arise. These specifications are accurate at the time of printing and are subject to change without notice due to supply of material, and changes will be replaced with equivalent quality items.



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