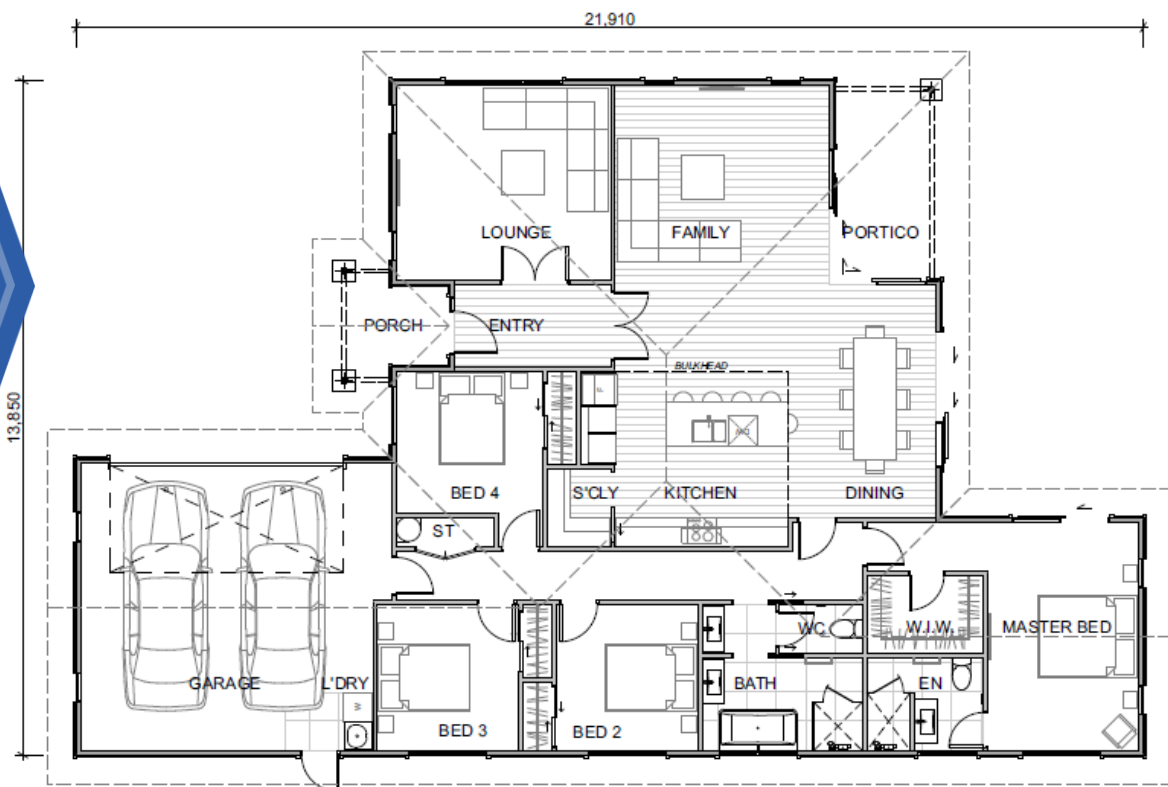




CLASSIC

HOLLY 204



CLASSIC

SPECIFICATION

Preliminaries

- Full working drawings for council permit
- 10 year masterbuild guarantee
- House fully cleaned on completion
- Code of compliance Certificate
- DW Homes colour consultant
- Construction and liability insurance
- Builder's temporary supply box
- 364 day maintenance period

Site works

- Engineer's inspection including PS4
- Scaffolding for edge protection
- Building rubbish removed from site

Concrete floor

- Engineered Ribcraft foundation M class soils
- Foundation surveyor's certificate

Exterior

- Corona satin shake tile roof with underlay
- 27 degree pitch roof
- Fascia spouting Coloursteel
- Aluminium powder coated downpipes
- Hardie soffits 4.5mm
- Austral 70 series clay bricks with natural grey mortar standard builder's range
- Double glazed aluminium windows including garage
- Grey float glass with Etchlite to bathrooms and WC
- SR 13 aluminium front door by Stellar doors, grey float
- Touch screen deadlock handleset Yale 3109

Interior

- 2550mm stud standard to all floor plans
- Bulkhead to kitchen as per the Pokeno display
- Int doors vertical groove (Hag 11) 2200 high
- Open top doors to living areas as per display home
- Steel ceiling strapping
- Square chrome door stops
- Schlage Stella passage sets
- Ventilated shelving to linen cupboards and wardrobes
- 90mm Gib Cove
- Bevel pine skirting 60mm
- Insulation – R2.4 walls, R3.3 ceilings, including garage
- Manhole to ceiling
- 40mm architraves to interior doors and exterior windows
- 10mm plaster boards to walls, 13mm plaster board to ceilings. 10mm Aqualine to wet areas

Electrical

- LED down lights
- Up down exterior wall lights
- 2 way switching
- Sensor unit
- Legrand Excel Life switch gear
- LED rings to light switches
- Light fan units to showers and WC where internal
- Wall mounted fan heaters to bathroom and ensuite
- Heated towel rail points
- Single power points Legrand Excel Life
- Double power points Legrand Excel Life
- Wall mounted recessed entertainment boxes for TVs
- Skypoints
- Telephone outlets
- Door bell

Garage

- Open and close garage doors with smart phone
- Garage fully insulated walls and ceilings
- Fully lined and painted
- Flat woodgrain steel garage door insulated
- Electric motors with remote controls
- Duro floor garage carpets

Alarm system

- Smart phone friendly to enable disable and monitor
- Paradox Spectra 32
- 1x IP module
- 1x LCD touch screen keypad
- 1x Internal screamer
- 1x multifunction siren with deterrent LED's
- 3x Pro Plus sensors
- 2x Hardwired smoke detectors
- 1x Back up battery
- 2x2 way transceiver and 2x2 way remote kit

Kitchen

- Bulkhead ceiling to kitchen area from 2550 to 2400mm
- Custom build kitchen design as per plans
- 2400mm high tall cabinetry – scribed to ceiling
- 50mm laminate benchtops with flat freeform edge
- Bestwood melamine door and drawer fronts
- Hettich soft closing doors and drawers
- Satin designer R15 BFD695R15 Burn & Ferrall top mount
- Hafele 2 x 15 litre pull-out bins
- Sink mixer goose neck Pafoni with vege spray SK 185
- 900mm x 750mm glass splash back no cut outs

Scullery *where shown on plans*

- 30mm white laminate benchtop rolled edge
- 16mm melamine open shelving

Kitchen appliances

- Oven – Fisher & Paykel OB60SC5CEX1 SS
- Hob – Fisher & Paykel Wok & 4x burner CG604FCX1
- Microwave by Fisher & Paykel OM25BLCX1
- Concealed hood 90cm – Fisher & Paykel power pack
- Dishwasher – Fisher & Paykel DD60DDFX7
- Fridge freezer ice & water – Fisher & Paykel E402BRXFUDU

Plumbing

- Basin mixers by Adesso - Urban
- Shower slides by Adesso – Urban 3 function
- Shower mixers by Adesso - Urban
- 180 litre mains pressure hotwater cylinder
- 2x exterior hose taps

Bathrooms ensuite & laundry

- Tiled showers 2200mm high including glass balustrades
- Kohler Parliament back-to-wall toilet soft close seat
- St Michel Riva Classic wall hung vanities with ceramic tops
- Coroma cube free-standing bath 1600
- Heated mirrors with polished edges
- Chrome toilet roll holders
- Raymour S-Series square 5 rail towel rail
- Estasi E6500 laundry tub

Tiling

- Mosaic feature tiles between vanities and mirrors

Decorating

- Level 4 paint finish with 3 coats to walls and ceilings
- Feature wallpaper to 1 wall in master bedroom
- Feature wallpaper to 1 wall in second bedroom
- Internal doors 1x undercoat with 3x top coats