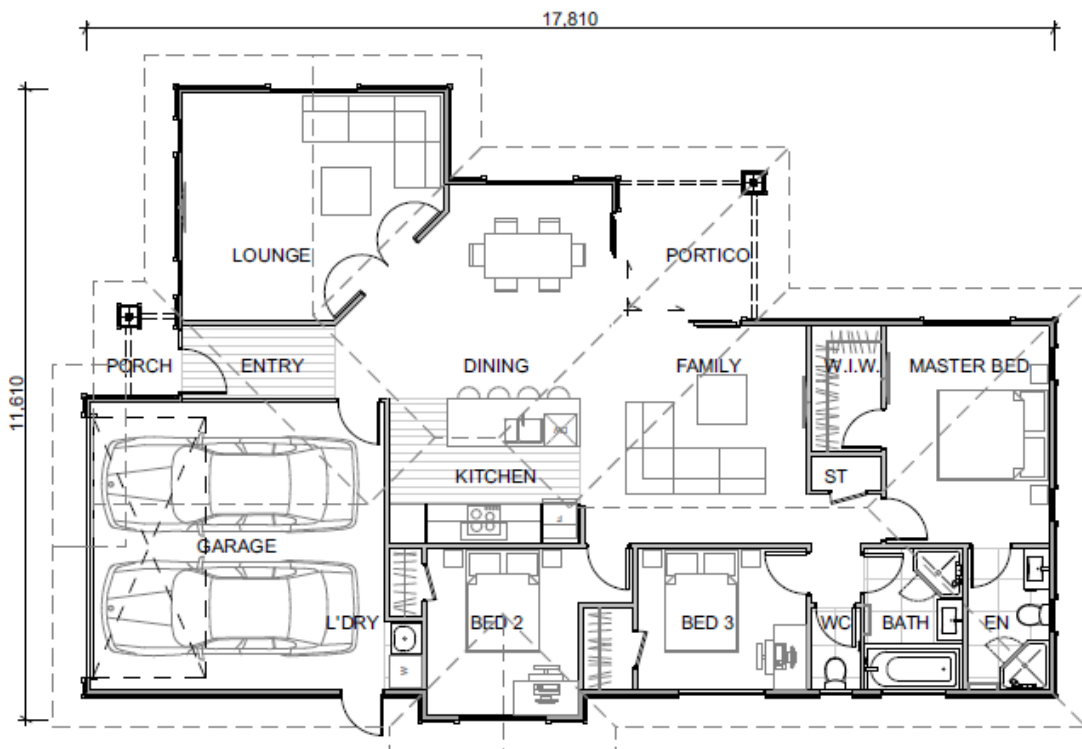




URBAN

CRYSTAL 151
Jewel Collection



URBAN

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
- ✓ Builder's rubbish removed from site

Concrete floor

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

Exterior

- ✓ Corona satin shake tile roof with underlay
- ✓ 25 degree pitch roof
- ✓ Coloursteel fascia and gutters
- ✓ 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
- ✓ Clear float glass with Etchlite to bathrooms and WC
- ✓ SR 13 aluminium front door, clear float glass
- ✓ Touch screen deadlock handleset Yale 3109

Interior

- ✓ 2400mm stud standard to all floor plans
- ✓ Internal doors (Hag 11) panel 1980mm high
- ✓ Steel ceiling strapping
- ✓ Square chrome door stops
- ✓ Schlage Stella passage sets
- ✓ Ventilated shelving to linen cupboards and wardrobes
- ✓ 55mm 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

- ✓ Recessed down lights
- ✓ Up down exterior wall lights
- ✓ 2 way switching
- ✓ Sensor unit
- ✓ Legrand Excel Life switch gear
- ✓ LED rings to light switches
- ✓ Heat light fan units
- ✓ Heated towel rail points
- ✓ Single power points Legrand Excel Life
- ✓ Double power points Legrand Excel Life
- ✓ Wall mounted recessed entertainment boxes for TVs
- ✓ TV points
- ✓ Skypoints
- ✓ Telephone outlets
- ✓ Door bell

Garage

- ✓ Garage fully insulated walls and ceilings
- ✓ Fully lined and painted
- ✓ Flat woodgrain steel garage door insulated
- ✓ Electric motors with remote controls

Alarm system

- ✓ Paradox Spectra 8 zone control panel
- ✓ 10 zone keypad
- ✓ 1x Internal screamer
- ✓ 1x multifunction siren with deterrent LED's
- ✓ 3x Pro Plus sensors
- ✓ 2x Hardwired smoke detectors
- ✓ 1x Back up battery

Kitchen

- ✓ Custom build kitchen design as per plans
- ✓ 50mm laminate benchtops with flat freeform edge
- ✓ Bestwood melamine door and drawer fronts
- ✓ Softclose doors and drawers
- ✓ Satin designer R15 BFD695R15 Burn & Ferral 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

- ✓ 30mm white laminate benchtop rolled edge
- ✓ 16mm Melamine open shelving

Kitchen appliances

- ✓ Oven – Fisher & Paykel OB60SC5CEX1 SS
- ✓ Hob – Fisher & Paykel ceramic hob CE604CBX1
- ✓ Microwave – Fisher & Paykel OM25BLCX1
- ✓ Range hood Fisher & Paykel power pack
- ✓ Dishwasher – Fisher & Paykel one touch DW60CHX1

Plumbing

- ✓ Basin mixers by Armada
- ✓ Shower slides by Armada 3 function
- ✓ Shower mixers by Armada
- ✓ 180 litre mains pressure hot water cylinder
- ✓ 2x exterior hose taps

Bathrooms ensuite & laundry

- ✓ Athena Clearlite acrylic showers
- ✓ Miila back-to-wall toilet soft close seat
- ✓ St Michel Riva Classic wall hung vanities with ceramic tops
- ✓ Sorrento bath 1675 x 760mm with head rest
- ✓ 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