

Silverwell – 1095 Glasscocks Road Cranbourne North Vic

House Types: Straten Lot 20-23

Effective: 23/06/2021 Version B Replaces: 24/05/2021 Version A

EXTERNAL FEATURES:	Slab:	Class 'H2' Engineered designed Waffle Pod Slab (Bored Piers or Upgrades not included)
	Termite Treatment:	Part A Termite Collars to slab penetrations & Physical Termite Treatment to Perimeter of slab
	Brickwork:	Clay bricks from Builder's selection
	Mortar Joints:	Natural colour round iron joints
	Render:	Acrylic texture coating render from Builder's selection (Facade specific, refer working drawing for extent of cover)
	Light Weight Cladding:	Fibre Cement products or feature timber panelling to areas as per standard working drawings (Product Specific)
	Roof Cover:	Tiles: Concrete roof tiles from Builder's selection (Product Specific) Colorbond: Corrugated roof from Builder's selection (Product Specific)
	Roof Plumbing:	Metal: Steel Metal deck roof from Builder's selection (Product Specific) Colorbond metal fascia and barge. Colorbond Quad gutter with 100 x 50mm rectangular downpipes. Rainheads: Colorbond Metal Square Flat bottom or Half Round (Product Specific)
	Entry Door:	Front: Hume Newington Range 'XN1' 2040mm high x 820 or 870mm wide (product specific refer working drawings) Rear / Laundry: Duracote Tempered Hardboard door 2040 x 820. (Product Specific, refer working drawings)
	Door Furniture:	** Front Door: Canterbury Zenith Entry Knobset entry set with Canterbury Orbit Deadbolt ** External Hinged Door: Canterbury Zenith Entry Knobset entry set (Product specific) Door Stop: 75mm, White
	Entry Frame:	Front: Timber with aluminium sill & clear glazed sidelight(s) (Product Specific) Laundry (Sliding door): Refer "Sliding & French Doors" item below Rear / Laundry (Hinged door): Aluminium powdercoat or Timber (Product Specific, refer working drawings)
	Windows:	Aluminium awning & sliding, powdercoat finish. Feature windows to front facade (Product Specific) Note: Flyscreens & Locks to all openable windows
	Blinds:	Provide Holland Roller <u>Sheer screen</u> blinds to Living rooms and <u>Blockout</u> to Bedrooms. (Note: Front façade to be consistent if Blinds are present)
Sliding & French Doors:	Aluminium, powdercoat finish (Product Specific, refer working drawings)	
FRAMING:	Walls: 90mm Timber frame	
	Roof: Timber roof trusses	
	Party wall: ** Not applicable as it is a freestanding home	
INSULATION:	Ceiling: R4.0 Glasswool batts to house only	
	External walls: R2.0 Glasswool batts (including party wall between house and garage)	
PAINTWORK:	2 Coat System. (Refer Internal Colour Scheme for finish)	
	External: Front door: Sealer undercoat with enamel gloss top coat Other Hinged Doors: Sealer undercoat with Low Sheen acrylic top coats Fascia, gutter & downpipes: Colorbond (Maximum two colours) Woodwork: Low Sheen acrylic (one colour)	
	Internal: Woodwork and Doors: Sealer undercoat with enamel gloss top coat (Doors, skirting & architraves to be one colour) Ceilings: Flat acrylic (one colour throughout) Walls: Sealer undercoat and top coat washable Low Sheen acrylic (one colour throughout)	
INTERNAL FEATURES:	Ceiling Height: Double Storey: 2550 to Ground Floor & 2550 to First floor. (Product Specific)	
	Room Doors: Flush panel 2040mm high to 2550mm high ceiling areas	
	Room Door Furniture: Lever Handles: Lever set, (Refer Internal Colour Scheme for finish) Note: Privacy lever set to Powder room & Bathroom	
	Door Stop: 75mm cushion, white	
	Mouldings: Architraves: 67 x12 Double Pencil round (MDF) Skirtings: 92 x12 Double Pencil round (MDF)	
	Cornice: 75mm Cove cornice throughout	
HEATING/COOLING:	Split System: Multi head Split system air conditioning wall unit including single external condenser Split system Head unit location: 1No. x Living room 1No. x Master bedroom (refer working drawings)	
	Wall Heaters: 1No. x Wall Panel Electric Heater to Bedroom 2, 3 & 4 (where applicable)	

SUSTAINABLE ENERGY:	Solar Hot Water:	Gas mains pressure Instantaneous wall mounted hot water unit	
	Recycled Water:	Recycled water connected to toilets, laundry and one external tap.	
	Draft Exclusions:	<p>Exhaust Fans: 'Draft-Excluder' installed over all ceiling exhaust fans. Flat Roof: vented to external Tiled Roof: vented to roof space</p> <p>Entry frames: Full perimeter draft seals to all entry door frames excluding garage external pedestrian door.</p>	
CABINETRY:	Cupboards:	Fully lined cabinets (refer working drawings for standard inclusion)	
	Doors/Drawers:	Standard Laminate (Refer Internal Colour Scheme for finish)	
	Bench Tops:	** Kitchen & Bathrooms: 20mm thick stone composite benchtop. Select from builder's Category 1 range Laundry: Standard laminate (Refer Internal Colour Scheme for finish)	
	Bench Top Edges:	Kitchen & Bathrooms: Square Edge with 2mm aris. Laundry: laminated square edge (product specific)	
	Handles:	D-Pull Handle (Refer Internal Colour Scheme for finish)	
KITCHEN:	Sink:	1160mm double bowl stainless steel with one tap hole	
	Tap:	Single lever mixer chrome finish	
	Microwave Provision:	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (product specific)	
	SMEG Dishwasher:	Supplied & installed to Kitchen	
	Splashback:	Tiles to areas as per working drawings (Refer Internal Colour Scheme for finish)	
APPLIANCES:	SMEG Oven:	Electric fan forced 600mm wide stainless steel	
	SMEG Hot Plate:	Gas with electronic ignition 600mm wide stainless steel	
	SMEG Rangehood:	3 speed fan, 600mm wide stainless steel Canopy or Slide Out ducted to external (Product specific, refer to working drawings)	
BATHROOM/ ENSUITE/POWDER	Mirrors:	Silver backed with polished edges, full width of & seated on vanity	
	Basins:	<p>Bench Top Basin: White inset vitreous china, &/or semi recessed vitreous china with chrome Waste & 1no. tap hole (Product Specific, refer working drawings)</p> <p>Wall Basin: Vitreous china wall basin, with chrome waste & 1no tap hole (product specific, refer working drawings)</p>	
	Bath:	White acrylic with matching waste, 1525mm or 1675mm long (refer working drawings)	
	Shower Bases:	Tiled shower base with square chrome waste	
	Shower Screens:	Semi frameless with pivot door and clear glass & silver trim	
	Taps & Outlets:	<p>Bath: Wall mixer with Hob Swivel Spout 200mm, chrome finish</p> <p>Bench Top Basin: Single lever mixer, chrome finish</p> <p>Wall Basin: Single lever mixer chrome finish</p> <p>Shower: Wall mixer with hand-held outlet & shower rail, chrome finish</p>	
	Toilet Suite:	White Vitreous China toilet suite with concealed waste and dual flush cistern & chrome mini cistern stop tap.	
	LAUNDRY:	Trough:	42 litre flushline inset tub including laminate benchtop & cupboards, or 32 litre compact tub & cabinet (Product Specific, refer working drawings)
		Tap to Trough:	Single lever mixer chrome finish
	STORAGE: (Product Specific)	Shelving:	<p>Robes: One white melamine shelf and hanging rail</p> <p>Walk in Robe: One white melamine shelf and hanging rail</p> <p>Pantry/Linen: Four white melamine shelves</p> <p>Broom: One white melamine shelf</p>
Doors:		<p>Robes: Sliding: 2100mm high, aluminium frame and vinyl panel. (Refer Internal Colour Scheme for finish) Hinged: Flush panel, 2040mm high hinged door(s) with dummy lever handles (Refer Internal Colour Scheme for finish) (product specific)</p> <p>Walk in Robe: No Doors: Open shelving only where no doors are indicated on working drawings. (product specific) With Doors: Flush panel, 2040mm. hinged door lever handles (product specific) (Refer Internal Colour Scheme for finish)</p> <p>Pantry, Linen, Broom: Flush panel, 2040mm high hinged door(s) with dummy lever handles (Refer Internal Colour Scheme for finish)</p>	
ELECTRICAL:	Supply:	Single phase (External Meterbox)	
	Power Points:	Generally 2no doubles to habitable rooms, 3no doubles to bedroom 1 & living. Singles to bathrooms, ensuites, & appliances	

Internal Light points:	LED Downlights (refer to working drawings) White Trim ** LED step lights to staircase ** LED linear light to garage
External Light Points:	LED Downlights to Portico/Entry (refer to working drawings) or external Wall Mounted light (product specific refer working drawings) or Weatherproof Paraflood light (product specific refer working drawings)
Switch Plates:	HPM Legrand or similar White, (wall mounted where practical)
Smoke Detector:	Hardwired with battery backup
Exhaust Fans:	Above showers, and W.C ducted to outside air if required
NBN System:	NBN Minimal, Provision for future connection including underground conduit to front boundary
Data/Telephone Point:	Two Data points with wall plate run directly back to NBN hub.
TV Point:	Two points including Antenna (refer working drawings) (Where Second living/TV space is applicable – additional 1No TV point will be provided)
Safety Switch:	RCD safety switch and circuit breakers
CERAMIC TILING:	
Wall Tiles:	2100mm high over shower, 400mm high over bath, 300mm high over trough. (Refer Internal Colour Scheme for finish)
Floor Tiles:	To laundry, bathroom, ensuite, powder room, and W.C.as per working drawings (Refer Internal Colour Scheme for finish)
Trim:	Aluminium metal trim to doorways/openings abutting alternative floor covering.
Bath Hob:	Floor Tiles to bath hob with plain aluminium 'L-Shape' angle trim to bath hob/riser junction
Shower Base:	Tiled shower base with square chrome waste
Skirting Tiles:	100mm high ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room and w.c.as per working drawings
Balcony Tiles:	(Refer Internal Colour Scheme. Product Specific, refer working drawings)
FLOOR COVERING:	
Carpet:	Generally to the bedrooms & adjacent passage & stairs. (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings)
Timber Floating Floor:	Generally to the entry, adjacent passage, living, meals & kitchen. (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings)
STAIRS:	MDF closed stringer with gloss painted finish standard with timber framed & plaster balustrade. Carpet to treads & risers.
GARAGE:	
General:	Colorbond sectional garage overhead door with 3 transmitter units, plaster ceiling, concrete floor (product specific refer working drawings)
Internal Access Door:	MDF frame with flush panel door & lever handle to match internal with deadbolt.
External Access Door:	Metal or timber frame (Product Specific, refer working drawings) with flush panel 2040mm high door Key-in-knob entrance set (Refer Internal Colour Scheme for finish)
LANDSCAPING:	
General:	Landscaping, fencing & Coloured concrete paving as per Town Planning conditions. Letter box Fold-down clothes line.