

# STEADMAN HOMES SINGLE STOREY DELUXE SPECIFICATION



STEADMAN  
HOMES

## PEACE OF MIND

HIA fixed price building contract  
Lifetime structural warranty  
180 day maintenance period  
Standard shire, building and water corporation fees  
Engineers and surveyor site inspection of your block  
Structural engineered designed slab & footings  
Termite protection system to AS3660.1  
Home indemnity insurance  
On-site construction insurance

## GENERAL CONSTRUCTION

Elevation and roof pitch as shown on standard plan  
Engineered concrete slab  
Grey concrete hardstand to garage  
Choice of Colorbond® steel or Bristle® roof tiles to roof  
Timber (industry standard pine) framed roof  
Colorbond® steel gutter, fascia and downpipes  
Double clay brick construction  
Single course Austral® face brick externally where applicable  
Cream colour rolled mortar joints to brickwork  
Painted sand finished render to front elevation only in choice of 2 colours  
Grey cement float and white set plaster to internal walls  
Protective metal beading to external plastered corners in entrance and main living areas  
Single shelf and chrome rail to all bedroom robes  
Four white lined melamine shelves to kitchen pantry and linen & broom where applicable on standard plan  
2 external garden taps  
R 4.0 insulation batts to ceilings (excluding alfresco, eaves and porch)  
Colorbond® remote sectional door to garage with two remote handsets

## WINDOWS

Quality Jason aluminium windows and sliding doors with key locks and flyscreens to openable windows & doors.  
Obscure glazing to bath, ensuite and WC windows included

## CEILINGS

31c high plasterboard ceiling internally to living areas as noted on plans  
28c high plasterboard ceiling internally to remainder  
28c high plasterboard ceiling to garage and alfresco unless noted otherwise  
75mm profiled plaster cornice to ceilings internally, garage and alfresco  
Hardiflex lining to eaves and external ceilings with PVC joining strips  
Raked ceilings to all bulkheads unless noted otherwise

## DOORS & DOOR FURNITURE

Corinthian® feature 1200mm front entrance door with clear glazing and timber frame (if applicable)  
Contemporary Gainsborough Trilock® Leverset to front entry door  
Corinthian® Duracote solid door to garage/internal with SAMSUNG Smart Door Lock  
Corinthian® Duracote solid door to garage/rear with deadlock and lever handle  
Flush panel hollowcore internal doors  
Choice of Gainsborough® lever set handles to internal doors  
Doors with privacy locks to ensuite, bathroom and WC  
Metal door frames throughout (excluding front door)  
All lockable doors and aluminium doors keyed alike

## PAINTING

Ceiling white to all internal ceilings and cornices  
Matt finish to all external Hardiflex ceilings and linings  
Gloss finish in choice of 1 colour to all internal doors and frames, exposed timber, metalwork and exposed structural steel (Internal wall painting not included)

## CABINETS

Choice of Laminex® or Formica® laminate prefinished cupboards, doors and drawers with ABS edging and choice of handles to all cabinetry  
Soft closing drawers & doors throughout  
One bank of 450mm wide 4 drawers and 7 pot drawers (maximum 900mm wide) included to kitchen where shown on plan  
Hafele pull out drawer with 2 x 15L pull-out bins  
Dishwasher recess with single power point and cold water supply to kitchen  
Overhead cupboards in prefinished board with ABS edging to kitchen where shown on plan

## BENCHTOPS

Essastone® 30mm benchtop in choice of colour to kitchen & scullery (if shown on plan)  
Waterfall edges to both sides of island bench (30mm to match benchtop thickness)  
Essastone® 20mm bench top in choice of colour to ensuite, bathroom & laundry

Initials: \_\_\_\_\_ Date: \_\_\_\_\_  
Initials: \_\_\_\_\_ Date: \_\_\_\_\_

## PLUMBING

Undermount double bowl stainless steel sink with basket wastes to kitchen  
Abovemount stainless steel 45Lt sink to laundry  
Choice of Alder® or Vito Bertoni® chrome mixer taps throughout  
Alder® chrome shower rail with basket to shower recesses  
Alder® 750mm chrome double towel rail to bathroom & ensuite.  
Alder® chrome toilet roll holder to ensuite & WC  
White china basins with chrome pop up wastes to bathroom & ensuite  
Seima wall faced white china toilet suite with soft closing seat & dual flush to ensuite & WC  
Linear drain to shower recess to ensuite & bathroom where shown on plan  
Square profile chrome wastes in wet areas

## APPLIANCES

BOSCH® 900mm stainless steel 5 burner gas hotplate  
2 x BOSCH® 600mm electric stainless steel multi-function ovens  
900mm stainless steel canopy rangehood  
21Lt BOSCH® Instantaneous gas hot water unit

## ELECTRICAL

Single phase power included  
RCD safety switches  
2 hard wired smoke detectors  
Smartwire single storey pack including 2 x TV/Data points, 1 x Data (phone) point and NBN Smart Wire Panel  
1 x Double power point per room, 1 x light point per room,  
2 x waterproof outdoor light points  
20 LED internal down lights from builders range.  
Clipsal® Classic C2000 power points and light switches with choice of face plates included from builder's standard range  
Square exhaust fans to showers and WC's  
Kitchen rangehood and all exhaust fans flued to external air

## GLAZING

Clear glazed perimeter framed shower screens with frameless pivot doors to showers where applicable  
Silver frameless polished edge mirrors to ensuite and bathroom vanities  
Sliding door wardrobe system to robes where shown on plan.  
Choice of vinyl, mirror or glasskote® finish

## TILING

2.0m high tiling to showers  
Hobless shower recesses to ensuite & bathroom  
2 rows tiling above bath in bathroom  
1 row tiling above vanity bench tops to bathroom and ensuite  
2 rows of tiling to splashback above bench top to laundry  
Tiling up to 700mm high to underside of rangehood or overhead cupboards and wall returns to kitchen & scullery where shown on standard plan  
Floor tiles to bathroom, ensuite, laundry & WC  
1 row skirting tiles to walls to bathroom, ensuite, laundry & WC  
Mitred tiling included throughout  
Tiling type, sizing and selection from builders range

## PAVING

Up to 6m paved driveway included at width of garage  
1m wide paving path as shown on plans  
Paving included to porch & alfresco as shown on plan  
Brikmakers® paving is from the builder's standard range, all pavers laid in stack bond pattern  
One colour choice applicable to all paving included

These specifications should be read in conjunction with your sales sketch and sales quote which form part of your preparation of plans agreement. In the event there is a conflict between these specifications and your sales sketch or sales quote, the sales sketch and sales quote will take precedence. All selections are to be made from the builder's standard range which is available upon request. The builder reserves the right to select alternative products of similar quality or performance at its sole discretion