

STEADMAN HOMES TWO STOREY DELUXE SPECIFICATION



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 ground slab and 2 course
engineered suspended slabs where applicable
Grey concrete hardstand to garage
Choice of Colorbond® steel or Bristile® roof tiles to
roof
Timber (industry standard pine) framed roof
Colorbond® steel gutter, fascia and downpipes
Double clay brick construction
Painted sand finished render to external brickwork 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
Balustrading where shown on plans to be powder
coated aluminium

WINDOWS

Quality aluminium windows and sliding doors with key
locks and flyscreens to openable windows &
doors.(excludes hinged, stacking & bi-fold doors)
Obscure glazing to Bathroom, Ensuite and WC
windows included

CEILING

31c high plasterboard ceiling internally to Ground floor
and 28c high to Upper floor, Garage, Alfresco, Porch &
Balconies where applicable. White set plaster finish to
underside of concrete slab where applicable
75mm plaster cornice to ceilings internally, Garage,
Alfresco & Porch
Hardiflex lining to eaves and external ceilings with
PVC joining strips

DOORS & DOOR FURNITURE

Corinthian® Solid core feature 1200mm front entrance
door with clear glazing and timber frame (if applicable)
Contemporary Gainsborough Trilock® Lever set to front
entry door
Corinthian® Duracote solid door to Garage/internal
door with SAMSUNG Smart Door Lock
Corinthian® Duracote solid door to Garage/external
with deadlock and lever handle
Flush panel hollowcore internal doors
Choice of Gainsborough® lever set handles to internal
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 matt finish to all internal ceilings,
cornices, Garage, Alfresco, Porch & Balcony ceilings.
Off white 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)

CABINETRY

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 plans.

Initials: _____ Date: _____
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BENCHTOPS

Essastone® 30mm benchtop in choice of colour to Kitchen and Scullery (if shown on plan)
Waterfall edges to both sides of island bench (30mm to match benchtop thickness)
Essastone® 20mm benchtop in choice of colour to Ensuite,
Bathroom & Laundry

PLUMBING

Undermount double bowl stainless steel sink with basket wastes to Kitchen
Undermount stainless steel 45Lt sink to Laundry
Choice of chrome plumbing fixtures and accessories from Alder® or Vito Bertoni®
Seima white china basins with chrome pop up wastes to Bathroom's and Ensuite as indicated on plans
Seima wall faced white china toilet suite with soft closing seat & dual flush to Ensuite and WC
Linear drain to shower recess to Ensuite and Bathroom where shown on plan
Square profile chrome wastes in wet areas

APPLIANCES

BOSCH® 900mm stainless steel 5 burner gas hotplate with cast iron trivets
2 x BOSCH® 600mm electric stainless steel ovens (in wall or under bench) where shown on plan
900mm stainless steel canopy rangehood
21Lt BOSCH® Instantaneous gas hot water unit

ELECTRICAL

Single phase power included
RCD safety switches
2 x hard wired smoke detectors
Smartwire pack including 2 x TV /Data points, 1 x Data (phone) point & NBN approved Smart Wire Panel
1 x Double power point per room
Allowance for 20 LED downlights in white and 1 x light point per room to remainder
Waterproof light point to external exit points to house
Clipsal® Classic C2000 power points and light switches with choice of face plates
Square exhaust fans to showers and WC's
Kitchen rangehood and 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

2m high tiling to showers
Hobless shower recesses throughout
2 rows tiling above bath in Bathroom
1 row tiling above vanity benchtops to Bathroom and Ensuite
2 rows of tiling to splashback above benchtop to Laundry
Tiling up 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 and Balconies where applicable
1 row skirting tiles to walls to Bathroom, Ensuite, Laundry, WC and Balconies where applicable
Mitred tiling included throughout
Tiling type, sizing and selection from builders range

PAVING

Up to 6m paved driveway included at width of garage
Paving included to Porch, Alfresco, Verandah and Paths where shown on plans.
Brikmakers® paving from the builder's standard range, all pavers laid in stretcherbond pattern
One colour choice applicable to all paving from builder standard range.

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.

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