

# Freedom Deluxe - General Specification

## House Construction

- Geotechnical soil test (estimate based on Class 'M' soil type) Soil test paid by purchaser at cost
- Mega anchor galvanised steel footings or treated pine stumps with treated pine bearers
- Elevation to 600mm off the ground
- Steel post and beam framing with timber stud
- Particleboard 22mm flooring
- Colorbond, Shadowclad or Scyon - Axon to external walls
- Painting to external walls in factory

- 10mm Plasterboard to internal walls and ceilings
- Colorbond roof
- R3.0 roof insulation, R2.0 and R1.1 underfloor insulation
- Mountain Ash Hardwood (stained) or Rylock Aluminium window and door frames
- Double Glazing
- Flyscreens with fibreglass mesh to openable windows and sliding doors

## Living Areas and Bedrooms

- Cathedral plasterlined ceilings
- Corinthian Redicote hollow core internal doors
- Joiner robes to bedrooms
- Understairs storage door
- Linen and broom cupboard in hallway

## Services

- Electric, Gas, or Instantaneous Gas Hot Water Service (Supply Only)
- Smoke detectors and switches
- Power points, TV point and Phone point
- Wall and ceiling mounted Oyster light fittings, compact fluoro light globes
- External weatherproof light fittings
- Colour coordinated gutters (Supply Only)

## Kitchen

- Stainless steel sink, Clark Monaco 1000mm 1.5 end bowl
- Irwell Tasman sink mixer
- Bosch stainless steel electric underbench fan forced oven and gas cooktop
- Andi Ducted exhaust range hood
- Connections for Fridge and Dishwasher
- Thermoform vinyl cupboard doors and overhead cupboards
- 70mm squared Laminex bench top
- 2700 x 900mm Island Bench with drawers and 70mm Laminex bench top
- 100 x 400mm matt white tiles splashback

## Bathroom

- Caroma Shark 1700mm Steel Bath
- Polymarble showerbase 1200 x 900mm with Smartline shower screen
- Fowler Newport toilet suit
- Caroma Liano vanity basin
- Open shelf Laminex vanity cabinet with mirror over
- Irwell Retro tapware and accessories
- Signorino White wall tiles to wet walls
- Signorino 600 x 300mm floor tiles

## Ensuite

- Polymarble showerbase 820 x 820mm with framed shower screen
- Lamipanel shower wall
- Fowler Newport toilet suit
- Caroma Cube vanity basin
- Vanity cabinet with Laminex doors and mirror over
- Irwell Retro tapware and accessories
- Signorino 600 x 300mm floor tiles

## Laundry

- Connections for washing machine
- Clark skinny mini laundry trough
- Caroma Acqua sink mixer
- White tiles above trough

## Insurance, Cartage and Assembly

- 6.5 Year Home Owners Warranty and Public Liability insurances
- Cartage and installation to within 150kms from Prebuilt Factory

## Qualifications

The following items are not included in Prebuilt's base specification:

- Internal painting
- Floor coverings
- Connection of services
- Installation of gutters
- Supply and installation of downpipes
- Verandah, Pergola, Decks, or Steps
- Undercladding
- Cost of soil test, organisation only
- Cost of building permit, organisation only

- Automatic compliance with council requirements, eg. energy ratings, bushfire requirements, cyclone ratings. Compliance follows site assessment
- Planning Permit
- Additional crange, if required
- Elevation over 600mm
- Additional changes may apply for sites with difficult access and non-standard soil types