
Mod General Specification

House Construction

- Mega Anchor galvanized steel footings with steel bearers, or Treated Pine stumps with treated pine bearers to suit 'M' Class soil type
- Elevation to 600mm off the ground
- Welded steel base, timber beam framing and timber stud walls
- Particleboard 22mm flooring
- Colorbond (Woodland Grey) and Spotted Gum hardwood to external cladding
- Staining or Painting to external walls (Note: touch up on site by owner may be required)
- Painting to internal areas with 3 coats (Note: touch up on site by owner may be required) (Colour: Bond White).

Living Areas and Bedrooms

- 10mm Plasterboard to internal walls and ceilings
- Colorbond roof with box gutter and rainheads
- R3 roof insulation, R2 wall insulation and reflectashield underfloor insulation
- Commercial Grade Aluminium window and external door frames, to 2700mm height
- Double Glazing (5mm toughened to all windows outer layer only, 6mm toughened to sliding door outer layer only)
- Flyscreens with aluminium mesh to openable windows and sliding doors
- Flat plaster lined 2700mm ceilings
- Solid core internal doors to 2700mm height
- Robes with fixed shelf and rod, with MDF doors to 2700mm height

Kitchen

- Stainless steel Sink, Clark Orion double bowl undermount
- Irwell pin lever Gooseneck sink mixer
- Smeg stainless steel electric underbench fan forced oven and gas cooktop
- Omega fixed undermount exhaust rangehood
- Connections for Fridge and Dishwasher
- Laminate cupboard doors and overhead cupboards, colour: Parchment (flint finish)
- 70mm Caesar Stone benchtop, colour: Ice Snow
- Glass splashback, colour: Silkworth Dulux P62C2
- 2900 x 900mm Island Bench, with 70mm Caesar stone benchtop (colour: Ice Snow), with Laminex drawers and cupboard (colour: Parchment, flint finish)

Bathroom

- Tiled 1670 x 900mm showerbase with fixed, frameless glass screen
- Caroma Shark steel bath 1675
- Fowler Newport Toilet suite
- Caroma Concord drop in vanity basin
- Laminex vanity cupboard, with 70mm bench top, and laminex drawers and cupboard (Colour: Parchment, flint finish)
- Irwell Pin Lever basin mixer
- Irwell Pin Lever wall mixer with Irwell Retro shower outlet
- Circuit accessories
- Full wall tiling to each wall
- Floor tiling

Laundry

- Connections for washing machine
- Clark Eureka 35L compact trough
- Tiling above trough
- Irwell Tasman Mixer

Services

- Electric, Gas or Instantaneous Gas Hot water System (Supply Only)
- Smoke detectors to regulation
- Power Points, TV and Phone point
- Downlights with compact fluro globes
- External weatherproof lights - sentinels

Insurance, Cartage and Assembly

- 6.5 Year Home Owners Warranty and Public Liability insurances
- Cartage and re assembly to within 150km from Prebuilt Factory

Qualifications

- The following items are not included in Prebuilt's base prices/specifications:
- Floor coverings
 - Connection to the mains services
 - Supply and installation of downpipes
 - Undercladding
 - Soil Test (organization only)
 - Earthworks
 - Rock and Tree Removal

- Automatic compliance with council requirements, energy ratings, bushfire levels and cyclone ratings (compliance follows site assessment)
- Planning Permit
- Cost of Building Permit
- Additional crantage if required
- Elevation over 600mm
- Additional charges may apply for difficult access, and non – standard soil types