

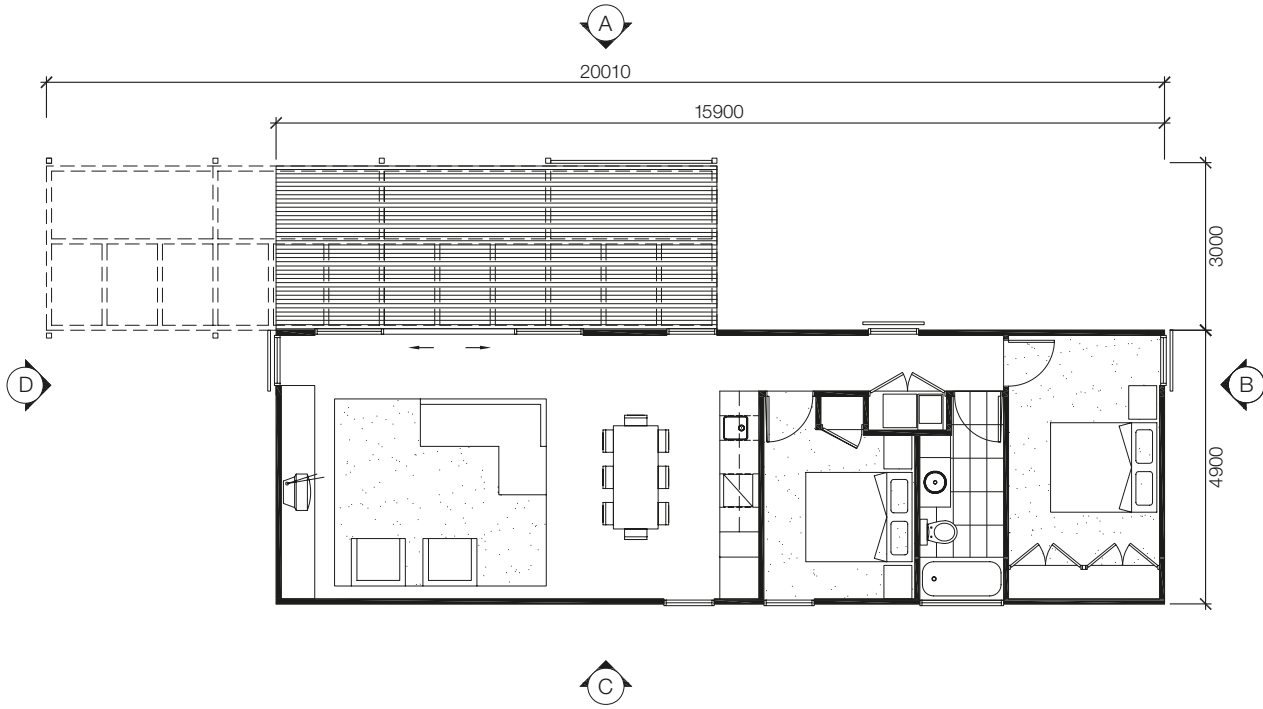


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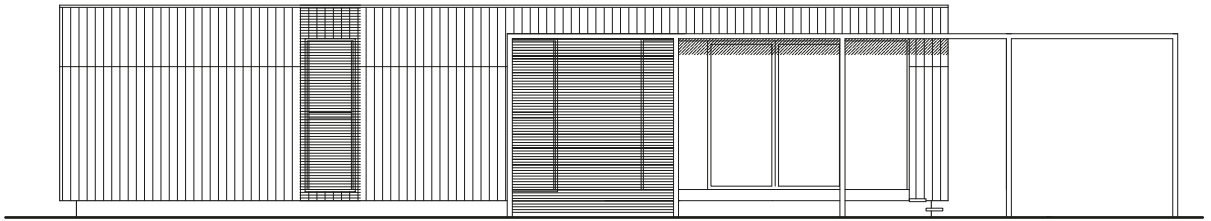
Mod

**PREBUILT.**

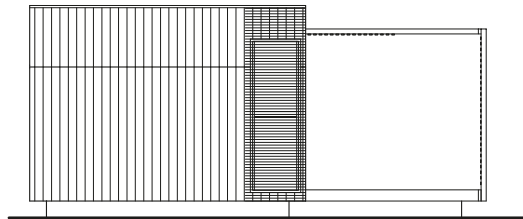
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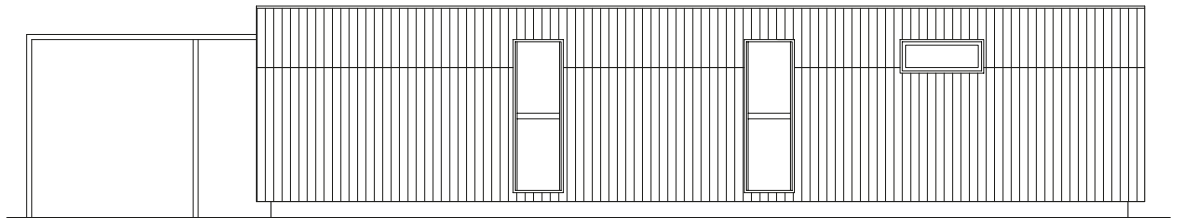
Ground floor plan



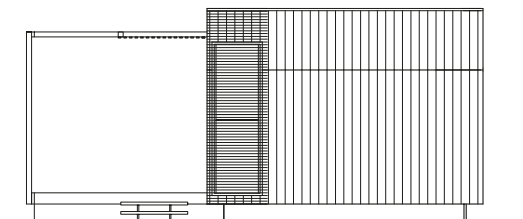
Elevation A



Elevation B



Elevation C



Elevation D

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## Mod - General Specification

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### 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 treat pine bearers
- Elevation to 600mm off the ground
- Welded steel base and timber beam framing with timber stud
- Particleboard 22mm flooring
- Colorbond, Shadowclad (unprimed) or Scyon - Axon cement sheeting to external walls
- Staining or painting to external walls (on site touch-up by owner)

- 10mm Plasterboard to internal walls and ceilings
- Colorbond roof with box gutter
- R3.0 roof insulation, R2.0 and and aircell R1.1 underfloor insulation
- Commercial Grade Aluminium window and door frames to 2700mm height
- Double Glazing
- Flyscreens with fibreglass mesh to openable windows and sliding doors

### Living Areas and Bedrooms

- Flat plasterlined 2700mm ceilings
- Solid core internal doors - 2700mm height
- Builder robes with rod and shelf to bedrooms -2700mm height

### Services

- Electric, Gas, or Instantaneous Gas Hot Water Service (Supply Only)
- Smoke detectors and switches
- Power points, TV point and Phone point
- LV Gimble downlights with compact fluoro globes
- External weatherproof light fittings

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### Kitchen

- Stainless steel sink, Clark Orion single bowl
- Irwell Pin lever gooseneck sink mixer
- Bosch stainless steel electric underbench fan forced oven and gas cooktop
- Ducted exhaust range hood
- Connections for Fridge and Dishwasher
- Laminate cupboard doors and overhead cupboards
- 70mm Square edge Laminex bench top
- Pantry cupboard with shelving
- 2900 x 900mm Island Bench with drawers/ cupboards and 70mm Laminex bench top
- Glass splashback

### Bathroom

- Trimsil showerbase 1500 x 900mm with fixed frameless glass shower screen
- Fowler Newport toilet suite
- Caroma Conchord drop-in vanity basin
- Vanity Cupboard Laminex covered
- Irwell Pin lever tapware
- Caroma Circuit accessories
- Matt White 400 x 100mm full wall tiling
- Signorino 600 x 600mm floor tiles

### Laundry

- Connections for washing machine
- Clark skinny mini laundry trough
- White tiles 300x 400mm above trough

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### 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 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