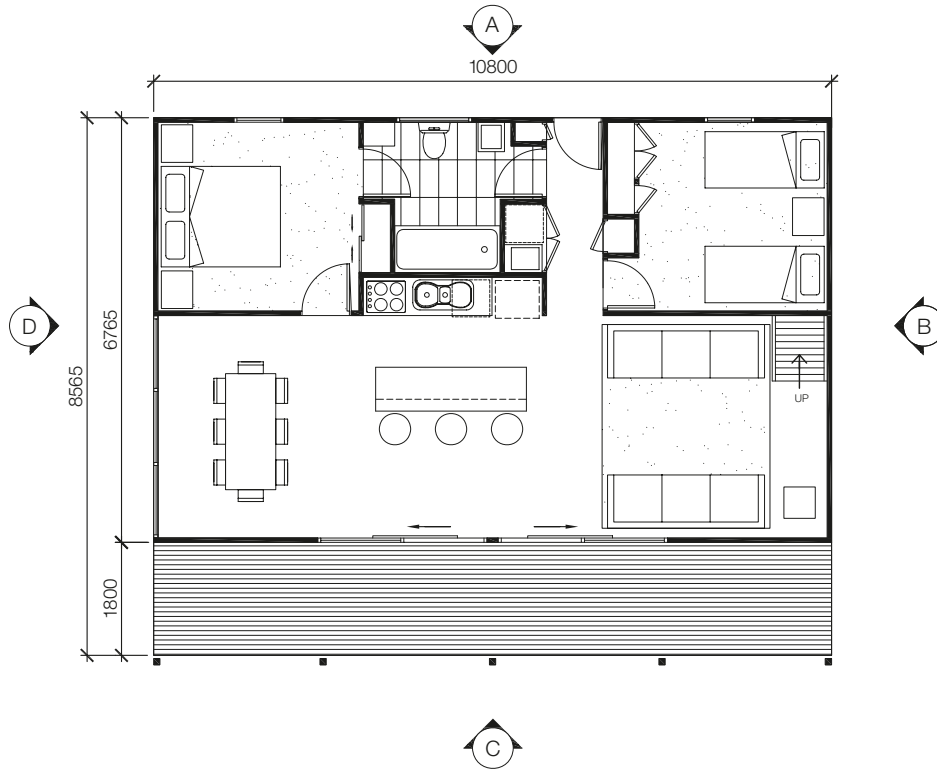


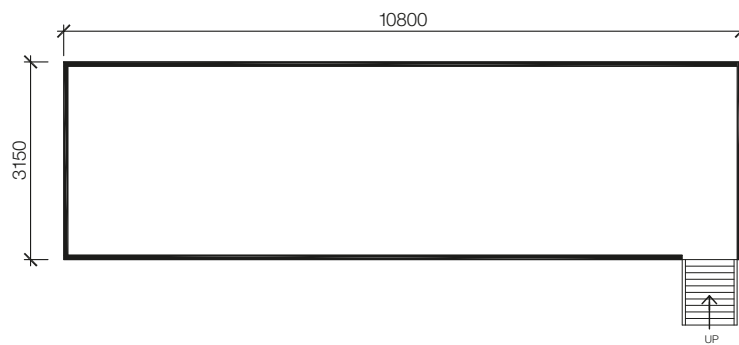


Retreat

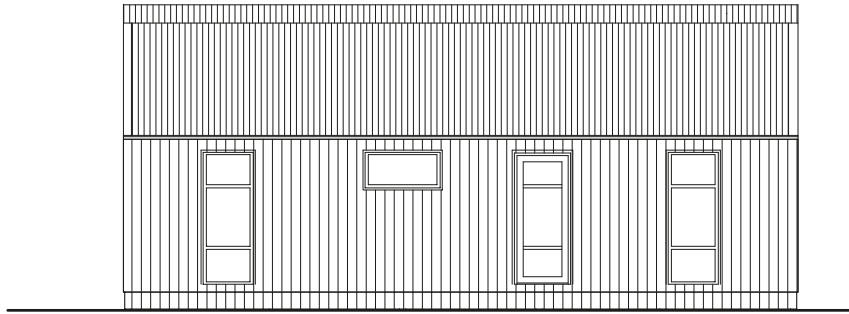
PREBUILT.



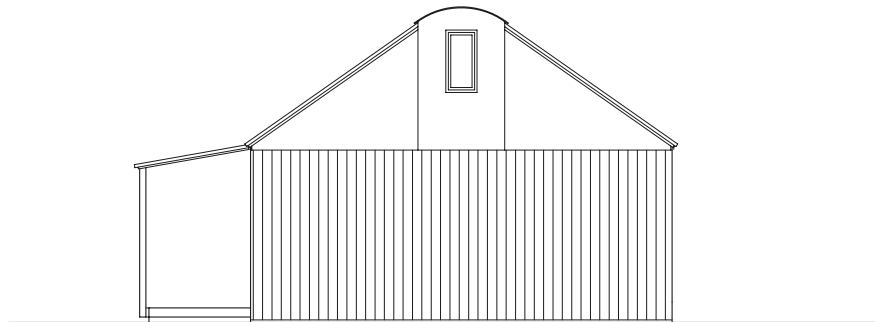
Ground floor plan



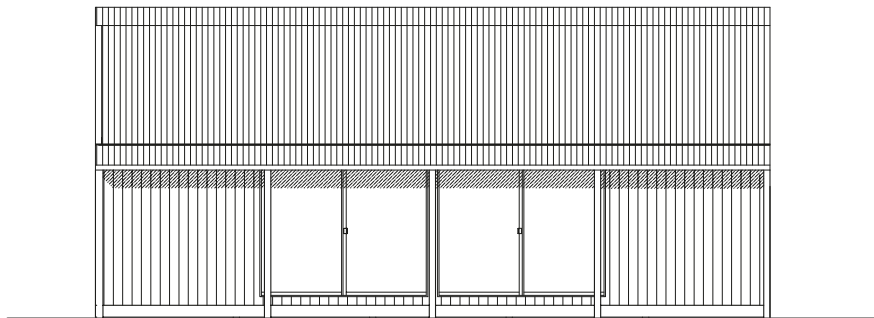
Mezzanine loft plan



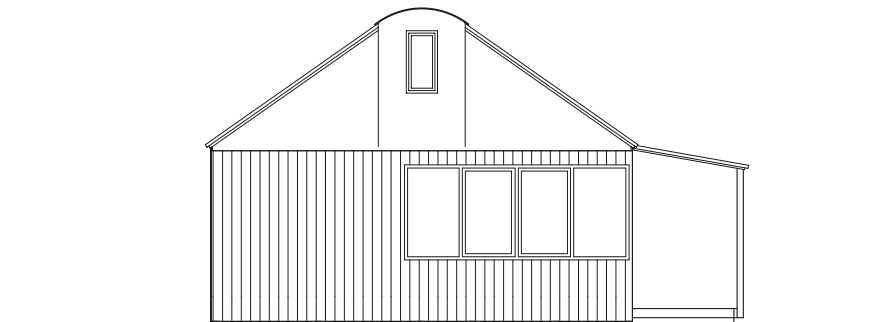
Elevation A



Elevation B



Elevation C



Elevation D

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 ground
- Steel post and beam framing with timber studs
- Particleboard 22mm flooring
- Shadowclad to external walls
- 10mm plasterboard to internal walls and ceilings
- Colorbond Roof
- R3.0 roof insulation and R2.0 wall insulation
- Mountain Ash Hardwood windows
- Pre-primed MDF skirting and architraves
- Aluminium flyscreens to all windows and sliding glass doors

Living Areas and Bedrooms

- Cathedral plasterlined ceilings
- Corinthian Redicote hollow core doors to internal doors
- Robes to both bedrooms
- Linen and broom cupboards in hallway
- Ladder to loft area
- Timber dwarf wall in loft area

Services

- Electric single element hot water unit (250L Rheem) supply only
- Smoke detectors and switches
- Wall and ceiling mounted light fittings
- External weatherproof light fittings
- Colour coordinated guttering (supply only)

Kitchen

- Stainless steel Clark Radiant 1 ½ bowl sink with single mixer tap
- Electric stainless steel conventional underbench oven and electric or gas cooktop
- Ducted exhaust range hood
- Lamiwood cupboard doors with 30mm rolled edge laminate top including overhead cupboards
- 200 x 200mm white tiles to splashback

Bathroom

- Stylus Terrace Bath 1700mm with bath screen and shower over bath
- Toilet – Caroma Cosmo range
- Caroma Liano wall hung vanity basin
- Tapware – Irwell Retro style
- Std tiling to bathroom floor and 200 x 200mm white tiles to bath

Insurance, Cartage and Assembly

- 6.5 year Home Owners Warranty and Public Liability insurances
- Cartage to within 150km of Prebuilt
- Unloading and re-assembly of house

Qualifications

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

- Painting and floor coverings
- Island bench
- Connection of services to electrical, sewer, stormwater and water supply
- Installation of gutters and downpipe, supply of gutters only
- Verandah, decking, steps and base boards
- Compliance with 5 star energy rating
- Additional charges may apply for sites difficult to access and for non-standard soil types

- Cost of soil test, organisation only
- Cost of building permit, organisation only
- Additional craneage if required
- Elevations above 600mm
- Specification based on low bush fire risk category. Alternate specification and additional costs may result if authority nominates site conditions as high bushfire risk