

# Retreat Deluxe - 4 bedroom - 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 cement sheeting to external walls
- Painting to external walls

- 10mm Plasterboard to internal walls and ceilings
- Colorbond roof
- R3.0 roof insulation, R2.0 and R1.1 aircell 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
- Velux openable skylights
- Raised height to the loft
- Pine staircase with pine handrail and demi-wall barrier

## Living Areas and Bedrooms

- Cathedral plasterlined ceilings
- Corinthian Redicote hollow core internal doors
- Linen cupboard
- Builder robes to bedrooms
- Cupboard under stairs

## 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 with 1.5 end bowl
- Irwell Tasman sink mixer
- Bosch stainless steel electric underbench oven and gas or electric cooktop
- Connections for Fridge and Dishwasher
- Ducted Andi exhaust range hood
- Laminate cupboard doors and overhead cupboards,
- 70mm Square edge Laminex bench top
- 100 x 400mm matt white tile Splashback
- Pantry cupboard with shelving

## Bathroom

- Polymarble showerbase 900 x 1100mm with semi framed glass screen
- Caroma Shark 1500mm Steel Bath
- Fowler Newport toilet suite
- 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 600x300 Floor tiles

## Ensuite

- Polymarble showerbase 1500 x 900mm with framed shower screen
- Fowler Newport toilet suit
- Caroma Cube vanity basin
- Vanity cabinet with doors, and mirror above
- Irwell Retro tapware and accessories
- Signorino White wall tiles to wet walls
- Signorino 600 x 300mm floor tiles

## Laundry

- Connections for washing machine
- Clark skinny mini laundry trough
- Caroma Acqua sink mixer
- White tiles above trough
- Signorino Floor tiles
- Fowler Newport Toilet

## 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 and external painting on site
- 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.
- Planning Permit
- Additional crange, if required
- Elevation over 600mm
- Compliance with bushfire or cyclone ratings
- Additional changes may apply for sites with difficult access and non-standard soil types