



## **BUILDING SPECIFICATION – 26 IVANHOE ST, BASSENDEAN**

### **EXTERNAL DESIGN**

1. Roof cover Colorbond.
2. Colorbond gutters, painted fascia and downpipes.
3. Double brick walls rendered externally and plastered internally.
4. 28 course ceiling
5. Double garage and paved hardstand..
6. Colorbond automatic roller door with auto controllers
7. Brick paving to front entrance, driveway & courtyard.
8. Letterbox – lockable and with brick paved access.
9. Connection to sewer included.
10. Standard engineer designed concrete details (by Developer).
11. 120 day maintenance period.
12. 6 year structural guarantee.
13. All standard Shire and Water Corporation fees.
14. Contour site survey plan and re-peg by a qualified surveyor (by Developer).
15. H2 treated roof timbers, H3 where timbers are exposed.
16. Crossover to common driveway as per Council requirements.
17. Two external taps, front and backyard.
18. Fully fenced rear yard; Colorbond good neighbour fencing or to match existing and with suitable access.
19. Clothesline to suit wall or post mounted.
20. Landscaping provision and reticulation system.

### **WINDOWS & DOORS**

1. Glazed front door.
2. Solid core doors to all external entries from builder's standard range including 3 hinge fixings.
3. Draught and weather seal to external doors.
4. Flush panel internal doors from builder's standard range.
5. Internal door furniture - Gainsborough from builder's standard range.
6. External door furniture - Gainsborough deadlocks from builder's standard range keyed alike.
7. Aluminium windows and sliding doors, key locked in standard powder coated colours.
8. Obscure glazing to bathroom and toilet windows (where applicable).
9. Shower screens in bathrooms, pivot opening (where available).
10. Security flyscreens to all exterior opening doors.
11. Flyscreens to all opening windows.
12. Vertical blinds to windows and sliding doors.



## **INTERNAL FEATURES**

1. Interior painting:
  - Ceilings - Flat white
  - Wet areas - Low sheen
  - Walls - Low sheen
  - Woodwork and Door finishes - GlossAll paints to be high quality (Solvent or equivalent), 3 coats; undercoat and 2 finish coats.
2. Corner beading to all trafficable areas.
3. Insulation batts to house.

## **CABINETS/CARPENTRY**

1. Granite bench tops to kitchen and vanities.
2. Laminex/ Formica laminate kitchen and vanity cupboard doors.
3. Melamine lined overhead and under bench kitchen cupboards.
4. Melamine lined vanity cupboards.
5. Bank of four drawers to kitchen with metal side plates with drawer runners.
6. Pantry cupboard with four 16mm melamine shelving with fascia.
7. Microwave recess.
8. Satin chrome bow handles to cupboards and drawers.
9. Built in wardrobe to bedroom with flush panel doors, 16mm melamine shelving with fascia and chrome hanging rail.
10. Vanity cupboard on tiled hob to bathroom.

## **APPLIANCES/ HOT WATER SYSTEMS**

1. Under bench oven in stainless steel fan forced electric, European brand.
2. Gas 4 burner cook top in stainless steel, European brand.
3. Instantaneous Gas hot water system.
4. Hot water anti-scald temperature valve.
5. Stainless steel rangehood, European brand.



## **FIXTURES/PLUMBING**

1. Automatic washing machine taps to laundry.
2. Laundry stainless steel trough with sudsaver and cabinet.
3. 1½ end bowl stainless steel kitchen sink with chrome flick mixer tap.
4. Vitreous China basins.
5. 5 star Caroma Smart Flush toilet suite.
6. Chrome taps and shower fittings.
7. Copper hot water pipes.
8. Framed mirror installed over vanity basins.
9. Chrome double towel rails to bathrooms.
10. Chrome toilet roll holders.
11. Ceramic soap dishes to bathroom showers.

## **FLOOR COVERINGS**

1. Floor tiles or Timber Laminate to entire house, except bedroom (allowance of \$40/m<sup>2</sup>).
2. 100% Polypropylene Sisal carpet to bedroom (or equivalent).

## **ELECTRICAL**

1. Split-system air conditioner to living area.
2. Light and power - all GPOs to be doubles.
3. TV aerial and TV outlet in living room.
4. Telephone point to kitchen/meals area.
5. Earth leakage circuit breakers to all power and lighting circuits.
6. Hardwired smoke detectors.
7. Exhaust fans to bathroom and laundry – flued to external.
8. Oyster light fittings internally, bunker light fittings externally.