

Building Specification Summary



Platinum by BLH South Australia

PRELIMINARIES

Preparation of plans
Building Indemnity Insurance
Council Applications & fees
13 week Maintenance Period
5 year structural warranty
White ant treatment under slab (Part A)
Designed N3 wind design to AS1684
Engineers soil report & footing design
Compacted base – based on level block

EXTERNAL CONSTRUCTION

Standard concrete raft slab (subject to engineers report)

Concrete to Alfresco & Verandah areas

Timber frame construction

Brick to majority of house

Other walls cladding, Hebel or as specified in design

2400mm high ceilings & 25 degree pitch roof

R2.0 Insulation to external walls & **R4.0 Insulation to ceiling**

Sislation foil to external walls and roof

Hume Newington XN5 / XN1 Doors (external) with clear glass inserts

Aluminum windows & sliding doors including **NON Standard colours**

Colorbond custom orb roof cladding

Colorbond Fascia's & gutters

Tri-lock to front door

INTERNAL

Internal linings

Internal Flat finish doors

Gainsborough "Contractor Series" door furniture

70mm Painted Beveled MDF Skirting & Architraves

55mm cornice

10mm plasterboard to dry areas

6mm villa board to wet areas

10mm Supaceil to ceilings

Kitchen & Joinery

Overhead cupboards including fridge & pantry shelving

32mm laminated post form bench tops (600mm wide)

Laminated doors with square edging

Electric under bench oven, cook top & rangehood

WIR fitted with hanging

Tiling

Tiling to kitchen walls 600mm above cupboards

Floor tiling to bath, WC & Laundry

1 skirting tile to WC & Laundry walls

1200mm high to Bathroom walls

2000mm high to Shower

BATHROOM & LAUNDRY

1525 bath with O/flow

China toilet with soft close

750mm wide moulded top vanity unit with 1 Door- 3 Drawers
frameless mirror

Semi frameless shower screen with pivot door

Upgraded Flick mixers throughout

45 Litre Laundry trough in custom built joinery

Glass shelf to showers for soap etc

PLUMBING

Rheem Integrity Gas Instantaneous Hot Water Service

Dual plumbing provision for rainwater connection to WC and mains supply

ELECTRICAL

Generous amount of double power points (plan specific)

TV Point(s)

Outside light to all external doors

Heat / Light tastic to bathroom(s)

Standard batten lights throughout

Telephone point (Draw wire only incl. blank cover plate)

PAINTING

External – 2 coat system from colour range (choice of 1 wall colour and 1 external trim colour)

Internal – 3 coat system from our colour range (choice of 1 wall colour) (primed plus 2 coats)

Internal – 2 coat system to ceiling using ceiling white

ONSITE CONNECTIONS – items not included in base price

Supply and installation of rainwater tank

Storm water disposal to tank/ roadway

Sewer to suit specific home site / onsite connection

Water connection from meter/ tank

Power connection from supply point located on block

OPTIONAL EXTRAS -

Built in robes with sliding gyprock or mirror doors with drawers & shelves

Optional heating/ cooling packages

Extensive range of floor coverings & window treatments available

Fencing

Driveway

Landscaping

We will happily provide a price for all additional items as these are subject to needs / block

**PLEASE NOTE FIXTURES & FITTINGS ARE SUBJECT TO AVAILABILITY.
AND MAY BE SUBSTITUTED WITHOUT NOTICE**