

# OUR SIGNITURE SPECIFICATION

With a passion for excellence in design and craftsmanship, Shelford Quality Homes' commitment to quality is surpassed only by our superior attention to detail. This classic approach to home building ensures every home we build balances budget, space and our signature specification, so it is guaranteed to stand the test of time.

## KITCHEN

900mm stainless steel fan forced oven

900mm stainless steel 5-burner gas cook top with wok burner

900mm slimline stainless steel canopy rangehood

30mm stone bench tops and feature breakfast bar with waterfall ends [as featured]

Soft closing Laminex® doors with ABS edging, including appliance cupboard and / or pot drawers [where included in design]

Soft closing Laminex® drawers on rollers, including bin drawer

Overhead cupboards to 2,400mm [as drawn]

Designer range door handles

Pantry with four white-lined shelves

Dishwasher provision including GPO and cold tap

Under bench microwave recess including GPO

Tiled splashback up to canopy rangehood

Double bowl under mount stainless steel sink

Chrome finish sink mixer tapware

P.C. \$44.00m<sup>2</sup> retail tile allowance

## ENSUITE AND BATHROOM

Laminex® laminated postformed bench tops

Soft closing Laminex® doors with ABS edging

Designer range door handles

Caroma vitreous china hand basins throughout

Clear glazed semi-frameless shower screens

Pivot shower screen doors

Frameless full width vanity mirrors on chrome domes or shadow line

Dorf chrome finish mixer tapware, shower rails and accessories throughout

Caroma designer towel rails, rings and toilet roll holders

Chrome finish floor wastes throughout

Caroma 1,675mm acrylic bath tub

[Insert detail] spa bath [as featured]

Stylus close-coupled dual flush toilets with soft-closing seats and vitreous china cisterns

Privacy latches as applicable

2 metre high wall tiling to showers

Floor tiling and skirting tile with mitred edges

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## SITE WORKS AND SERVICES

Engineer's Site Inspection Report (standard lot)

Site survey and re-pegging of your block

Standard Engineer's details included to Class A site

Building Permit and Water Corporation fees

6 Star Energy Assessment and Report

Cost of plans and specifications

Preparation of full working drawings

10 metre sewer run-in from last connection point

10 metre power run-in from mains

7.5 metre water run-in from mains

Concrete pump included at no extra cost

Full construction site clean and house clean

Bins and litter control included at no extra cost

NBN Provision – Builder's Standard Package featuring MiHome enclosure

## INTERNAL

Midland Brick Maxi Brick™ internal walls

31c high ceilings to entry, family, meals

28c high ceilings to remainder of home

Feature recessed ceilings and bulkheads [where included in design]

75mm coved cornice throughout

Metal corner beading to all internal walls

Full painting I Dulux paint colour to ceilings, cornices, door frames, doors and shelving fronts

Deluxe profile metal door frames

Corinthian Impressions Range internal doors throughout

Single / ten lite glazed doors [as featured]

Gainsborough lever door furniture throughout

Privacy latches as applicable

Window nosings included throughout, excluding wet areas, robes and cupboards

Laminated cappings [where included in design]

Light points to all rooms and passages with designer switch plates

LED downlights to entry, family, kitchen and theatre [where included in design]

Double power points throughout with designer switch plates

Two hard-wired smoke detectors

Two digital television points

Two data/telephone points

Built-in robes with shelf and rail [where included in design]

Full height vinyl sliding doors to robes and linen [where included in design]

Custom robe fit-out included to Bed 1

Exhaust fans with dampers flued to external air

R4.1 Batt ceiling insulation to house and garage

## LAUNDRY

Laminex® laminated postformed bench top with soft closing laminated cupboards below and 45 litre stainless steel inset trough

Chrome finish sink mixer tapware

Auto washing machine taps

Linen cupboard with four white-lined shelves

Floor tiling and skirting tile with mitred edges

Chrome floor wastes throughout

Two rows of wall tiling over trough and bench top and / or up to underside of overhead cupboards [where included in design]

P.C. \$44.00m<sup>2</sup> retail tile allowance

## PEACE OF MIND INCLUSIONS

Shelford Lifetime Warranty

Shelford Build with Confidence Guarantee

HIA Fixed Price Contract

Housing Indemnity Insurance

100mm floor slab with F62 mesh to main house

100mm concrete hardstand to garage

Footings reinforced with F8 Trench Mesh

Bi-Flex termite (white ant) treatment

Physical white ant treatment to boundary walls

Hot-dipped galvanised steel lintels throughout

T-Bar included to garage and alfresco

## EXTERNAL

Midland Brick 2c face brick construction

Cream mortar joints - rolled

BlueScope Colorbond® steel roof at 25° pitch

BlueScope Colorbond® steel downpipes, gutters and fascia

H2 treated pine roof timbers

Painted sand finish render [where included in design]

Painting to eaves and meter box

Remote controlled sectional garage door

Brick paving to driveway (4.5 metres), porch and alfresco [where included in design]

25c ceilings to garage and alfresco [where included in design]

Fibre cement ceilings to garage, porch and alfresco [where included in design]

135 litre gas storage hot water system with 5 Star energy efficiency rating and hot water tempering valve to prevent scalding

Two (2) garden taps, one front and one rear

Key-locked aluminium windows and sliding doors

Flyscreens to all windows and sliding doors

Weather draught seals to all external doors

Corinthian Doors™ entry door

Gainsborough Trilock entry door furniture

Please note all home designs are required to comply with the energy efficiency rating provisions of the Building Code of Australia.

The final price will be subject to change based upon an independent accredited assessment of the home, taking into consideration the site location, climate zone, orientation, materials selection and variations made to the standard plan.

Please also note that this home design has not been drawn to comply with any particular Residential Design Code, and will be subject to any relevant and applicable DAPs, design guidelines, building covenants and/or planning policies.

Additionally, no allowance for site works beyond basic service connections has been made and any patterns, paint colours, laminate selections, plumbing accessories, bathroom accessories and/or other items not specifically detailed in the specification above are from our Shelford Builder Range.

Tiling allowances are based on standard 300mm x 600mm non-rectified ceramic tiles and standard laying patterns.

The specification set out above is correct at the time of printing, however it is subject to upgrade and change without notice and we reserve the right to substitute equivalent products and to use alternative suppliers.

Images may depict fixtures, features and finishes such as landscaping not included in the specification.



**Call 9592 3177 for more information**

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