

*"Building Better Quality Homes Since 1978"*

## GRANGE GENERAL SPECIFICATIONS

### FEATURES

Brick veneer exterior walls  
R1.0 Insulation foil to external walls  
Face Brick work. Boral Horizon Classics & Nuvo Imoressions  
Steel frame construction  
Ceiling height - 2700mm throughout  
Colorbond® fascia and 150mm quad gutters  
Colorbond® Custom Orb roof sheeting  
90mm Down Pipes / 100mm Storm Water  
Aluminium sliding windows and doors including locks  
Humes Entry door - XS26 - 2040x820 - clear glass  
Sidelight - Clear glass  
Roof pitch 25 degrees  
R2.5 insulation Batts to living area ceilings  
Coffered ceilings to Living room  
Pavilion roof with lined ceiling  
Steel veranda posts 100 x 100mm  
Gable and Patio Friezes in treated pine - paint finish  
Panel Masta slimline garage doors with remote control  
Flush hardboard internal doors  
Frameless mirror doors to robes

### BATHROOM / ENSUITE / WC

Caroma Shark 1675mm Bath - white  
Clear laminated glass semi framed Stegbar softline shower screens  
Mirrors - Polished edge  
Fowler Newport Lowline WC Suites - white  
Hansapolo taps and accessories - chrome  
Eco 2 Hand shower  
Wall tiles to -

- 2.0m in shower recess
- 1.2m to bath area inc hob
- 400mm above vanities
- 200m skirting tiles to walls

Floor tiles - to wet areas only  
Vanity units - Kalevit basins - white



### GENERAL

Note - Prices based on level stable soil sites, Sewered and with maximum of 10 metres setback  
Metropolitan area Brisbane  
All plans, specifications and engineers certificate  
Design wind speed N3  
Council fees and inspection, builders insurance  
All risk insurance  
Six year structural guarantee/ Government guaranteed  
Termite protection in accordance with AS3660 - 1 - 2000

### FINISHES

Dulux Paint Specification throughout  
Humes silk trim Berkley 68 x 18 architraves and 92 x 19 skirting - paint finish  
Finger jointed pine mouldings - paint finish  
Plasterboard ceiling lining  
Plaster board wall linings 16mm Bullnose to external corners  
Tiling to wet areas including kitchen splashback  
Build-in wardrobes where shown in design  
Four (4) particle board shelves to linen cupboard and pantry  
One (1) particle board shelf to robes - with chrome plated hanging rail under  
Gainsborough linier lever Satin Chrome door furniture

### LAUNDRY

Floor tiles and 200mm skirting tiles to walls  
400mm splashback to tub  
Bosch 25E Gas Hotwater Unit  
Laundry bench with cupboard under tub  
Caroma Metro Vitrious China tub  
Concealed chrome washing mashine taps

### KITCHEN

Kitchen cabinets - as displayed (all laminate finish)  
Sink - Omega Regent 30 DB/SS  
Taps - Hansapolo flick mixer - chrome  
Wall Oven - Omega SA398X - stainless steel  
Cook Top - Omega SA604X - stainless steel (Electric)  
Rangehood - Omega OA416 - stainless steel - recirculating  
Tiled splashback above bench top



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