

### EXTERNAL FEATURES

CONCRETE SLAB	Concrete slab to be "M" classification constructed in accordance with AS 2870.1 – 1996, designed and certified by a qualified Engineer
PEST TREATMENT	Reticulation and rechargeable perimeter system
BRICKWORK	Clay bricks. Select from builder's selection Category 1
MORTAR JOINTS	Off-white colour mortar, raked joints
LIGHT WEIGHT CLADDING	Fibre Cement products or feature timber paneling to areas as per standard working drawings (Product Specific)
ROOF COVER	<b>Tiles:</b> Concrete roof tiles. Select from builder's selection Category 1 (Product Specific) <b>Metal:</b> Colorbond Corrugated sheet roof or Zincalume tray deck (included to nominated facades only)
PLUMBING	<b>Garden Taps:</b> One tap to front and rear of home <b>Roof Plumbing:</b> Colorbond metal fascia and barge Colorbond Quad gutter with 100 x 50mm rectangular downpipes (Product Specific) Colorbond Flat Back gutter with 75mm diameter downpipes (Product Specific)
ENTRANCE DOORS	<b>Front:</b> Paint finished flush panel 2040 x 920mm wide with routed panels to both sides <b>Laundry:</b> ½ light clear glazed flush panel door, paint finished
DOOR FURNITURE	<b>Front Door:</b> Entry set with Deadbolt keyed alike <b>External Hinged Door:</b> Entry set keyed alike to Front Door <b>Door Stop:</b> Sylon 75mm, White
DOOR FRAME	<b>Front Entry:</b> Timber with aluminium sill and clear glazed sidelight(s) (Product Specific) <b>Laundry Hinged Door:</b> Timber with timber sill (Product Specific) <b>Laundry Sliding:</b> Aluminium with powdercoat finish (Product Specific)
WINDOWS	<b>Front Elevation:</b> Feature aluminium with powdercoat finish (Product Specific) <b>Side &amp; Rear Elevations:</b> Aluminium sliding, powdercoat finish (Product Specific) <b>Sliding &amp; French Doors:</b> Aluminium, powdercoat finish (Product Specific)

### EXTERNAL FEATURES (CONTINUED)

WINDOW COVERBOARDS:	<b>Corner or Straight Coupled:</b> Timber with Low Sheen acrylic paint finish to match windows
INFILLS OVER WINDOWS	<b>Front Elevation:</b> Brickwork infills over windows <b>Side or Rear Sections:</b> Fibre Cement sheet infills

### FRAMING

WALLS	90mm thick stabilised timber frame
ROOF	Stabilised timber roof trusses

### INSULATION

CEILING	R4.0 Glasswool batts to house only
EXTERNAL WALLS	R2.0 Glasswool batts (including party wall between house and garage)

### PAINTWORK

#### All paint colours to be selected from builder's standard selection Category 1

EXTERNAL	<b>Front door:</b> Sealer undercoat with enamel gloss top coats <b>Other Hinged Doors and Sliding doors:</b> Sealer undercoat with Low Sheen acrylic top coats <b>Fascia, gutter &amp; downpipes:</b> Colorbond (Maximum two colours) <b>Woodwork:</b> Low Sheen acrylic (one colour)
INTERNAL	<b>Woodwork and Doors, including internal face of External Sliding or Bi-fold doors:</b> Sealer undercoat with enamel gloss top coats (Doors, skirting & architraves to be one colour) <b>Ceilings:</b> Flat acrylic (one colour throughout) <b>Walls:</b> Sealer undercoat and two top coats washable Low Sheen acrylic (one colour throughout)



## INTERNAL FEATURES

CEILING HEIGHT	2400mm throughout
ROOM DOORS	Flush panel 2040mm high with Sylon 75mm doorstops
ROOM DOOR FURNITURE	Designer handles. Select from builder's selection Category 1  Privacy set mechanism to doors of Bathroom, W.C, Powder Room and ensuite W.C
MOULDINGS	<b>Skirtings:</b> 67mm high PMDF. Select from builder's selection Category 1  <b>Architraves:</b> 67mm wide PMDF. Select from builder's selection Category 1
CORNICE	75mm Tru Scotia cornice throughout

## HOT WATER

EXTERNAL	160L, Natural Gas mains pressure hot water unit (subject to availability of natural gas)
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## APPLIANCES

OVEN	Stainless steel 600mm in built, fan-forced electric underbench oven
HOTPLATE	Stainless steel 600mm wide gas cooktop (subject to availability of natural gas)
RANGEHOOD	Stainless steel 600mm canopy rangehood ducted as specification

## CABINetry

BASE CUPBOARDS	Fully lined modular cabinets
OVERHEAD CUPBOARDS	Finish as for base cupboards, 600mm high x 300mm deep with painted bulkhead over  To kitchen only, refer working drawings for extent
DOORS/DRAWERS	Standard laminate. Select from builder's selection Category 1
BENCH TOPS	Standard laminate. Select from builder's selection Category 1
BENCH TOP EDGES	180° postformed edge or laminated square edge
HANDLES	Select from builder's selection Category 1

## KITCHEN

SINK	Deluxe Stainless Steel, 1120mm 1¾ bowl with two tap holes
TAP	Single level mixer with rectangular spout, chrome finish
WATER FILTER	Water filter system with standard tap
MICROWAVE PROVISION	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point (not included in all product, refer working drawings for standard inclusion)
DISHWASHER PROVISION	Opening for future dishwasher including single power point and capped cold water point

## BATHROOM / ENSUITE / POWDER ROOM

MIRRORS	<b>Bathroom &amp; Powder Room:</b> Silver backed with polished edges  <b>Ensuite:</b> Silver backed with polished edges, on backing board and 100mm wide tiled surround
BASINS	White inset vitreous china with chrome waste, 1no tap hole
BATH	White acrylic with chrome waste or  White acrylic spa shell only with chrome waste, no spa equipment (Product Specific)
SHOWER BASES	Ceramic tiled shower base with square chrome waste
SHOWER SCREENS	Semi frameless with pivot door and clear laminated glass
TAPS AND OUTLETS	Single level mixer, chrome finish
SHOWER RAIL	Adjustable shower rail, chrome finish
BATHROOM ACCESSORIES	Select from builder's selection Category 1
TOILET SUITE	White Vitreous China toilet suite with concealed waste and dual flush cistern & chrome mini cistern stop tap



## LAUNDRY

<b>TROUGH AND CABINET</b>	45 litre single bowl stainless steel, with bypass, white finish metal cabinet under and mini washing machine stop taps inside laundry cabinet.
<b>TAP TO TROUGH</b>	Single level mixer, chrome finish

## STORAGE (PRODUCT SPECIFIC)

<b>SHELVING</b>	<p><b>Robes:</b> One white melamine shelf and hanging rail (Product Specific)</p> <p><b>Walk in Robe:</b> One white melamine shelf and hanging rail</p> <p><b>Pantry/Linen:</b> Four white melamine shelves</p> <p><b>Broom:</b> One white melamine shelf</p>
<b>DOORS</b>	<p><b>Sliding:</b> 2065mm (nominal) high, vinyl clad finish, frame and vinyl colour selection from builder's selection Category 1 (refer working drawings)</p> <p><b>Hinged:</b> Flush panel, 2040mm high hinged door(s) (refer working drawings)</p> <p><b>No Doors:</b> Open shelving only where no doors are indicated on working drawings (refer working drawings for standard inclusion)</p> <p><b>With Doors:</b> Vinyl sliding doors or hinged doors as for 'Doors, Robes' above (refer working drawings for standard inclusion)</p> <p><b>Pantry, Linen, Broom:</b> Flush panel, 2040mm high hinged door(s)</p>
<b>HANDLES</b>	Select from builder's selection Category 1

## ELECTRICAL

<b>POWER POINTS</b>	<p>Doubles throughout excluding dishwasher, fridge &amp; microwave provision (Product Specific)</p> <p>Single to dishwasher space and microwave provision (Product Specific)</p> <p>Single on separate circuit to fridge space</p>
<b>INTERNAL LIGHT POINTS</b>	Fixed batten holder with cowl shades to all points
<b>EXTERNAL LIGHT POINTS</b>	Fixed batten holder to entry as per drawings
<b>SWITCH PLATES</b>	Wall mounted where practical. Select from the Builder's colour range
<b>SMOKE DETECTOR</b>	Hardwired with battery backup
<b>EXHAUST FANS</b>	W.C not opening direct to outside air

## ELECTRICAL (CONTINUED)

<b>TV POINTS</b>	Two points including 5m of coaxial cable to roof space as per working drawings
<b>SAFETY SWITCH</b>	RCD safety switch and circuit breakers to meter box

## TILING

<b>WALL TILES &amp; BATH HOB</b>	Builder's standard range wall tiles to areas as per standard working drawing
<b>FLOOR TILES</b>	<p>Builder's standard range floor tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing.</p> <p>Aluminium metal trim to doorways/openings abutting alternative floor covering.</p>
<b>SKIRTING TILES</b>	Select from Builder's standard range floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing.

## GARAGE

<b>GENERAL</b>	Double tiled hip roof garage including 4800mm nom. wide sectional overhead Colorbond door to front, plaster ceiling, concrete floor and brickwork above front door opening. Refer standard working drawing for actual size.
<b>EXTERNAL WALLS</b>	Brick veneer
<b>EXTERNAL PEDESTRIAN DOOR</b>	By Customer Variation Only
<b>INTERNAL ACCESS DOOR</b>	By Customer Variation Only

## EXCLUSIVE TENDER ITEMS

The following items will be included in your tender:

- Long service levy
- Development and Construction Certificate application fees
- Basix and Natethers energy assessment report
- Home Owners warranty (construction insurance premium)
- Water Authority application fees
- Structural Engineers certification for concrete slab
- Initial Surveyors and Engineers fees
- Site contour survey by registered Surveyor
- Identification survey by registered Surveyor
- Soil test by accredited Engineer
- All weather access as required by local Council
- Sediment control as required by local Council
- Trade waste compound as required by local Council
- Pest control certification
- Site security fencing (OH&S regulation std. block)
- Basic bricklaying scaffolding, void scaffolding, first floor protection ralling (2 storey homes) subject to site conditions
- Manufacturers extended 3 year warranty on nominated brand oven, rangehood and cooktop
- 90 day maintenance period
- 25 year structural guarantee
- Invitation to spend time with our experienced Home Décor Consultant to fully individualise your home



### Disclaimer:

Please note that items may be displayed in our homes that are not included in our standard specification. Please refer to the most recent home specification and working drawings. Metricon does not warrant the accuracy of all details in this standard specification and accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) suffered or incurred by you as a result of or in connection with your use of these standard inclusions. Metricon standard specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specifically specified in the 'New Home Contract'.

The following items, unless otherwise noted, are display upgrade items and are not included in our standard specification: upgrades to bricks, roof tiles, render finishes, doors and door furniture, tapware, feature wall colours and finishes, floor and wall tiles, laminates, feature lighting, landscaping, security systems, audio and home theatre systems, ducted heating systems, evaporative cooling systems, window furnishings, internal furniture and decor items, timber flooring and decking, carpets, feature openings and bulkheads, paving, concrete, tiled areas to outdoor room, alfresco or front porch area, flyscreens, window and external sliding door locks, cabinetry and shelving.

This specification is only applicable to the Sydney, Wollongong, Central Coast and Newcastle build areas. This specification does not apply to Albury, Byron or Tweed Heads and their surrounding build zones.

Current as of 1 August 2009. MET033 NSW V5