

Breeze Series 2

PRE-CONSTRUCTION

- ✓ HIA fixed price contract.
- ✓ Plans – specifications.
- ✓ Engineers' soil report & slab design.
- ✓ Contour survey.
- ✓ Pre-selected external and internal colour schemes by our Studio M décor designers.

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ✓ Balanced cut & fill excavation for up to 1000mm site fall over the building platform.
- ✓ Waffle pod concrete slab up to 'M' class soil classification
- ✓ Piering (if required) to suit balanced cut & fill excavation for up to 1000mm site fall over the building platform.
- ✓ Termite treatment (reticulated and rechargeable perimeter systems).
- ✓ Sewer and stormwater connections to existing serviceable connection points for sites up to 800m² in size (baffle axe blocks may incur extra service costs).
- ✓ Eight (8) metres plan length of electrical mains.
- ✓ Water connection from pre-tapped water main up to and including eight (8) metre setback to house.
- ✓ House constructed for N2 wind rating conditions (W33).
- ✓ 3000L Slimline rainwater tank, including concrete slab, pump, connections & recycled water plumbing to WC's, (1No.) external tap and Laundry.
No allowance is made for retaining walls.

ENERGY EFFICIENCY

- ✓ Ceiling insulation batts rating R4.1 to ceiling area as required.
- ✓ Roof sarking under all tile or metal roof areas.
- ✓ Sisalation "Wall-wrap" and R2.0 insulation batts to external stud walls.
- ✓ Energy efficient aluminium windows and sliding door units.
- ✓ Thermann 6 star 26 litre continuous flow hot water system (no controllers, pre-set to 50 degrees celsius and subject to availability of natural gas).

Note: Standard design homes with 3 or more shower compartments include an additional Thermann 6 star 26 litre continuous flow gas hotwater unit pre-set to 50 degrees celsius.

- ✓ 500 KPA water pressure limiting device.

FRAME, BRICKS, WINDOWS, ROOF TILES & GARAGE

- ✓ Termite resistant frame and truss system.
- ✓ Clay bricks from the builder's standard range
- ✓ Off white coloured mortar with ironed joints.
- ✓ Powder coated aluminium windows in the standard builder's range of colours with clear glass and locks to openable windows.
- ✓ Concrete roof tiles, in the standard builder's range of colours / profiles.
- ✓ Colorbond® panel lift door to the front facade of the garage in the standard builder's range of colours.
- ✓ Remote Control Garage door system.
- ✓ Colorbond® fascia and gutter in the standard builder's range of profiles and colours.
- ✓ Painted PVC downpipes to suit rainwater tank (if applicable) OR Colorbond® downpipes in the standard builder's range of profiles and colours.

KITCHEN APPLIANCES

- ✓ Laminate post formed bench tops. Laminate finish cupboards in the standard builder's range of laminates and door handles.
- ✓ Laminate finish microwave provision with pot drawer under.
- ✓ Overhead cupboard to each side of rangehood.
- ✓ Technika 600mm stainless steel electric fan forced under bench oven [BG8SS-5]
- ✓ Technika 600mm gas cook top with 4 burner zones including wok burner, and cast iron trivets [H640STXFFPRO-3]
- ✓ Technika 600mm stainless steel canopy range hood [CHEM52C6S-2]
- ✓ Base Mk3 1200mm, 1¼ end bowl stainless steel sink.
- ✓ Base Mk2 upswept kitchen sink mixer tap.
- ✓ Dishwasher provision with cold water connection.

BATHROOM, ENSUITE & TOILETS

- ✓ Laminate finish vanities with post formed bench tops in the standard Builders range of laminates & door handles.
- ✓ Clear toughened glass shower screens with powder coated aluminium frames in the standard builder's range of colours.
- ✓ 1100mm high mirrors with powder coated aluminium frames seated on vanity to match vanity width.
- ✓ Base inset 540 oval, white vitreous china basin with chrome waste.
- ✓ Base 1560mm freestanding bath with chrome waste.
- ✓ Base Mk2 basin mixers.
- ✓ Base Mk2 shower mixer with base all directional shower rose.
- ✓ Base Mk2 bath mixer with Posh Solus 220mm wall bath spout.
- ✓ Phoenix "Gen X" range towel rails/rings and toilet roll holders in chrome.
- ✓ Posh Domaine white vitreous china close coupled rimless toilet with soft close quick release seat.
- ✓ Chrome square floor wastes where required.

CERAMIC TILING

- ✓ Ceramic tiles to standard wet areas and living areas, as nominated on the Master Plan, selected from standard builder's range.
- ✓ Bathroom and ensuite are 2000mm high to showers – 1200mm to walls adjacent to bath – skirting tiles.
- ✓ Kitchen – splash back. Laundry and toilet floors - splash back over tub – skirting tile.
- ✓ No allowance has been made for frieze or decorator tiles.
- ✓ No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts.

ELECTRICAL

- ✓ Earth leakage safety switch and circuit breakers.
- ✓ Single phase underground power provision from existing supply point. Meter box will be installed on the side nearest mains connection point.
- ✓ One (1) double power point to each room.
- ✓ LED downlights internally and to Portico & Outdoor Room.
- ✓ Strip fluorescent light with diffuser to Garage.
- ✓ Two (2) external light points.
- ✓ Two (2) free to air TV points.
- ✓ One (1) telephone point.
- ✓ Smoke detectors hard wired with battery backup as per BCA requirements.

STANDARD INTERNAL & EXTERNAL FEATURES

- ✓ 2400mm (nominal) ceiling height throughout to single and double storey homes.
- ✓ External balustrade to double storey homes (facade specific) as nominated on the Master Plan.
- ✓ Painted timber entry door frame - with clear glass sidelites if applicable (*facade specific*). Hume "Trend" series 2040mm x 820mm painted external front entry hinged door.
- ✓ Hume "Solicore" series 2040mm x 820mm flush panel painted external garage hinged door (*if applicable*).
- ✓ Lane Caletta Entrance Set lever door handles to external hinged doors.
- ✓ Internal Hume 2040mm high flush panel passage doors - including door stops and Lane Caletta internal lever handles from standard builder's range.
- ✓ Slab rebate to all standard external sliding doors.
- ✓ Aluminium framed Polytec melamine 2065mm high sliding robe doors (flush panel hinged doors to walk in robes).
- ✓ Shelving – robes: one white melamine shelf with hanging rail. Broom: one white melamine shelf. Pantry/Linen: four white melamine shelves.
- ✓ Skirtings and architraves are 66mm high (nominal) paint finish as per builder's standard range.
- ✓ 90mm cove cornice throughout home.
- ✓ Internally, three (3) coat internal paint system using Dulux Professional paints – 2 colours allowed (i.e. 1 colour to walls & 1 colour to timber work) to paint manufacturers standard specifications. Two (2) coats to ceiling using Dulux Professional ceiling white paint to paint manufacturer's standard specifications.
- ✓ Carpet, selected from standard builder's range, as nominated on Master Plan.
- ✓ Externally, two (2) coat external paint system to external trim and doors using Dulux paints to paint manufacturers standard specifications.
- ✓ Integrated plain concrete slab to Portico & Outdoor Room.
- ✓ Base Laundry Trough and Cabinet, with 42 litre stainless steel bowl and powder coated cabinet. Tiled splashback over tub (as nominated on the master plan).
- ✓ Posh Solus wall top assembly with Posh Solus Swivel bath outlet.
- ✓ One (1) internal gas bayonet point to Family Room (unless stated otherwise).
- ✓ Two (2) external wall garden hose taps.
- ✓ Internal & external builders house clean.
- ✓ Site clean after construction.

WARRANTIES

- ✓ 6 months maintenance period.
- ✓ Statutory structural guarantee period.
- ✓ Builders 25 year structural guarantee.

Metricon reserve the right to alter any of the above specifications due to continuing product development or availability of items.