

Specification



Captive8 Homes

Set inclusions

- Full perimeter termite irrigation & slab spray
- 6-year structural warranty
- 12-month maintenance warranty
- HIA/MBA Building contract & insurance
- All drafting, engineering, certification included
- External and internal block work construction
- Engineered steel reinforced concrete slab and footings based on "s" class soil classification

External

- 200 Series block work to external walls
- 100 Series block work to internal walls
- 1200mm Humes Savoy entrance door
- Pull handled & deadlock to entrance door
- Two external garden taps
- One irrigation water valve
- Weather seals to all external doors
- Minimum 20 degrees' roof pitch
- Exposed sealed aggregate driveway / portico alfresco / mow strips 800mm full perimeter
- Timber engineered termite protected roof trusses
- Aluminum powder coated windows with grey glass, black or silver frames
- Invisigard screens to all windows and doors
- CFC lined eaves, portico and alfresco
- Corrugated Colorbond iron roof
- Pressed metal Colorbond fascia
- Acoustic & foil insulation
- Colorbond automatic roller door with 2 remote controls
- Smooth finished acrylic render
- Solar Guard exterior paint (3 coats)
- Digital TV Antenna
- Wall mount clothesline
- Rendered, Painted blockwork letter box

Internal

- Wash & wear interior paint (3 coats)
- Humes interior doors
- Privacy set to bathroom & toilet doors
- Passage set to remainder
- Mirrored or Coloured glass robe doors
- Painted timber or tiled skirting
- 2700mm high ceilings

Internal – continued...

- P50 Shadow line or 90mm coving cornice
- 10mm flush finished painted ceilings
- Feature wall allowance
- 600mm x 600mm tiled main floors \$35p/m2 allowance
- Smooth finish cement internal render
- Pressed metal door frames
- Fully air-conditioned

Kitchen

- Omega 900mm Freestanding stainless steel oven with 5 burner gas cooktop with cast iron trivets
- Omega 700mm stainless steel concealed or 900mm stainless steel canopy range hood as shown on plan
- Omega stainless steel dishwasher
- Quantum Quartz Stone® 20mm benchtops
- Double stainless steel under mount or inset sink
- Chrome gooseneck sink mixer
- Soft close drawer and cupboard door system
- Laminate Laminex Natural Finish to all cupboards and drawers, with option of textured or silk finish
- Fridge tap
- LED white or multi coloured strip light to kitchen island bench
- Dishwasher recess with cold water and power connections
- Tiles, glass or feature splashback to underside of overhead bench cupboards
- Overhead cupboards to either side of range hood and fridge recess including bulkhead

Laundry

- Quantum Quartz Stone® 20mm benchtop
- Polished aggregate concrete or 600mm x 600mm tiled floors with \$35p/m2 allowance
- Washing machine recess and hot & cold tap set in cabinet
- Stainless steel inset laundry trough with mixer
- Laminex Natural Finish doors to linen storage where applicable Mirror or Coloured glass sliding doors to linen storage where applicable

Bathroom / ensuite

- Solar hart 302 Litre hot water system
- Back to wall concealed 's' trap toilet units with dual flush & soft close seat
- Wall hung vanity cupboards with Laminex Natural Finish (soft close)
- Above counter ceramic basins with chrome pop-up waste
- Quantum Quartz Stone® 20mm benchtops
- Semi frameless shower screens
- Frameless polished edge or beveled mirrors to the width of the vanity
- 1700mm freestanding acrylic bath
- Hob less showers
- Tile inset floor wastes (smart drain)
- Quality 300x300mm ceramic floor tiles \$35p/m2 allowance
- Quality 300x600mm ceramic wall tiles – tiled to ceiling \$35p/m2 allowance
- Double towel rails with matching toilet roll holders
- Glass shelf in showers
- Exhaust / Ceiling fan
- Chrome shower, bath and vanity mixers
- Ceiling mount shower heads, chrome

Other

- Single phase power connection, RCD safety switches
- Two hard-wired smoke detectors with battery back-up
- Clipsal switches, fans & double power points throughout, USB points in all bedrooms
- Four TV Points (Austar / Foxtel compatible)
- Two Data Points (NBN compatible)
- One Phone point
- Clipsal Saturn Series to Kitchen & Bathroom areas
- Swimming pool or shed conduit power provision
- Energy saving LED down lights throughout
- PV Solar conduit provision
- Kitchen pendant light allowance
- NBN ready

Please note:- Polished aggregate concrete floors & textured feature walls are not included in the specification and are optional extras.

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