

OTHER SERVICES

HOUSE SLAB	100mm to ground floor
SITE INSPECTION	Carried out by qualified engineers
STRUCTURAL GUARANTEE	Lifetime
WATER CORPORATION FEES	Standard water approval application fee
CONTOUR SURVEY	Carried out by qualified Surveyors
ENGINEERS REPORT	Class A site engineers details
	Floor slab & roof beam layout
LOCAL GOVERNMENT	Planning & Building licence application fee
INSURANCE	Builders indemnity
MAINTENANCE PERIOD	6 months from date of handover
SEWER RUN	Connection to sewer within 10m of the last fixture
TERMITE TREATMENT	Full under slab & perimeter hand spray to BCA requirements
WATER RUN	Up to 6m run includedd

INTERNAL

SUSPENDED SLAB BALUSTRADE (VOID & STAIRS)	Floortech Slab System Rendered brick, glass or aluminium as noted on plan
CEILING LINING (INTERNAL) CEILINGS	Gyprock or similar to internal ceilings Generally 28c high to ground floor, 28c on upper floor
CORNER BEADING	Corner casing beads to all corners and window vertical reveals
CORNICE	70mm coved cornice throughout house
INSULATION (FLAT CEILINGS)	R4 & add Cavity wall insulation where required to meet energy rating
INTERNAL DOORS	JDS metal profile internal jambs
INTERNAL DOOR FURNITURE	Gainsborough contractor 700 lever series
INTERNAL DOORS	Corinthian flushpanel redicote doors
INTERNAL WALL	Vertically cored bricks
INTERNAL WALL FINISH	White plaster set to all internal walls
LINEN SHELVING	4 x Melamine shelves with ABS edging
PRIVACY SETS	Bathroom, ensuite, wc and powder room (if applicable)
ROBE SHELVING	1 x Melamine shelf to all robes with oval rails
WC DOORS	Lift off hinges to inward opening doors
TILING ALLOWANCE	Floors - 200mm x 200mm or 300mm x 300mm, Walls 200mm x 200mm, 300mm x 200mm or 400mm x 200mm builders standard range

KITCHEN FEATURES

APPLIANCES	Westinghouse 900mm stainless steel gas hotplate Westinghouse 900mm stainless steel electric oven Westinghouse 900mm stainless steel canopy rangehood
BENCHTOPS CUPBOARDS	Laminated benchtops with post form edge Prefinished laminated board cupboard facing with ABS edging
CUPBOARD HANDLES	Builders standard range handles to all cupboards and drawers
DISHWASHER RECESS DRAWERS	Recess with cold tap and single GPO to kitchen 1 x set of drawers to kitchen with soft closers
MICROWAVE RECESS KITCHEN SINK	Microwave recess with pot draw 1+3/4 bowl sink with chrome waste basket to drain
KITCHEN TAP	Tony Alder Star sink mixer
PANTRY SHELVING	4 x Melamine shelves with ABS edging (unless otherwise specified)

BATHROOM AND ENSUITE FEATURES

ACCESSORIES	900mm double towel rails to bathroom and Ensuite
BATH	Multiform bath to bathroom
BATH SPOUT & TAP	Tony Alder Star mixer
BENCHTOPS CUPBOARDS	Laminate tops with post formed edge Prefinished laminated board cupboard facing ABS edging
CUPBOARD HANDLES MIRRORS	Builders standard range handles to all cupboards 1m high mirrors the length of the vanity benchtop, frameless with chrome clips above all vanities
SHOWER ROSE & TAP	Tony Alder Designer rail & Star mixer
SHOWER SCREENS	Framed pivot doors @ 2m high
TOILET SUITE	Stylus Venicia (Vitrified China)
VANITY BASIN & TAP	Seima (Vitrified China) & Tony Alder Star mixer

LAUNDRY

TROUGH TAP	Laminate bench tops with 1m of cupboards with Tony Alder Tap mixer
WASHING MACHINE TAPS	Tony Alder Star 35 MKII taps

ELECTRICAL & GAS

EXHAUST FANS	Included in bathrooms/ensuites and WC's
HOT WATER SYSTEM	Rheem stellar 160ltr Gas storage or instantaneous
LIGHT SWITCHES & POWER POINTS	White face & back plate (refer plans) 1 x double power point for each room inc garage
TV POINT	One to living or home theatre
PHONE POINT	One to kitchen
METERBOX	Standard single phase combination with electrical safety switch
SMOKE DETECTORS	2 x hard wired detectors or as required
LIGHTS	1 x Standard batten holder per room
GAS POINT	1 to living area with GPO

PAINTING

EXTERNAL EAVES	Standard white Select from solver paint brochure
EXTERNAL DOORS & DOOR FRAMES	Select from solver brochure
METERBOX	Select from solver paint brochure (Two colours)
EXTERNAL ACRYLIC RENDER	Select from solver paint brochure (One colour)
INTERNAL CEILINGS & CORNICES	Standard white Select from solver paint brochure
DOORS & DOOR FRAMES	(One colour)

EXTERNAL

ALFRESCO & BALCONY	Plasterboard ceiling with covering to corners & hardieflex eaves
DOWNPIPES EAVE LINING	Colorbond downpipes (STD range) Hardieflex lining
ENTRY DOOR ENTRY DOOR FRAMES	Corinthian Madison range Timber door frame to suit Enviroseal weatherseal Gainsborough Trilock G2 series
EXTERNAL DOOR FURNITURE/ SHOPPERS DOOR	Flushpanel weatherproof solid door
EXTERNAL DOORS	Gainsborough contractor 700 lever series and #851 double deadbolt
EXTERNAL DOOR FURNITURE	2 x taps included
EXTERNAL TAPS	Acrylic render to front elevation only with 2c limestone face bricks to remainder of home
EXTERNAL WALLS	Colorbond fascias, standard colour range
FASCIAS FLYSCREENS	To all sliding windows & sliding doors (unless otherwise specified)
GARAGE HARDSTAND	Grano hardstand with the choice of smooth or brushed finish
GARAGE SECTIONAL DOOR	Quality sectional doors with 3 No. remote controls *Choose from Georgian, Regency, Settler or Mediterranean profiles Choose from 9 standard colours
GARAGE CEILING	Plasterboard with coving to corners
GUTTERS	Colorbond streamline slotted gutters
PAVING	To driveway (up to 6m long) alfresco and porch
ROOF	Choose from Colorbond Custom Orb or Bristle roof (Trimdeck to roof pitches less than 10 degrees)
ROOF VENTILATION	2 vents to roof with colour matching to roof cover or as required
WINDOW & SLIDING DOOR GLAZING	Clear glazing to remainder of house Satinlite glazing to all bathroom, wc & powder room (if applicable)
WINDOW FRAMES	Quality aluminium frames (from list of standard colours)
WINDOWS & SLIDING DOORS	Security key locks and breezelock to all windows and sliding doors keyed alike to entry doors and deadlocks



Accent Specification

Lorimer Homes

An Interior Designer is standard with every home.

Our sophisticated design-aesthetic applies to the interior as well as the exterior of your home. That's why we offer a qualified Interior Designer to sit with you and help you choose the finishing touches at your prestart meeting.

DOORS

ENTRY (pictured) Solid core, painted, pattern to both sides with clear glass inserts.
INTERNAL Fusion panel redicote doors, painted



HANDLES



Entry Door Hardware
Gainsborough Trilock G2 Series
Angular Leverset

Disclaimer: This information is accurate at time of printing. All details are to be confirmed during consultation with your Sales Consultant. Your final plans and addenda will represent what you have purchased.

KITCHEN

The contemporary architectural-design of a Lorimer home is complemented by our selection of stylish kitchen specifications. You have a choice of range hoods, under bench oven or free standing oven with

gas cook top in modern stainless steel finishes, and the latest designs in sink and taps, we supply only the highest-quality products.



Westinghouse 900 Under Bench Oven



Westinghouse 900 Cooktop



Westinghouse Rangehood



Westinghouse Freestanding Stove



Westinghouse Glass Canopy Rangehood



Lifestyle Kitchen Sink



Star Kitchen Mixer

HOT WATER & LAUNDRY

The Rheem Stellar 160 has a five star energy efficiency rating and a 10 year warranty, with its sleek modern styling it has a first hour capacity of up to 360 litres

followed by 200 litres of hot water every hour –more than most households will ever need. An optional continuous flow hot instantaneous unit is also available.



Laundry cupboards with bench & inset trough



Star Laundry Mixer



Rheem Stellar 160

OR



Rheem instantaneous hot water unit

BATHROOM

Whether you're seeking a more traditional style, or are pushing the boundaries of contemporary design, we offer a range of quality bathroom accessories to suit

your needs. From towel rails, to vanity basins, each bathroom specification has been selected for style, durability and versatility.



Vencia Linked Toilet Roll Holder



Star Toilet Roll Holder



Designer Rail Shower



Star Wall Mixer



Star Flick Mixer



Mirror Frameless or framed



Vitrified China Vanity Basin



Bath 1500mm Multiform Bath



Star Towel Ring Holder



Star Double Towel Rail 900



Star Bath Tap Set



Shower screen Clear glazed pivot doors @ 2m high

GARAGE

A comprehensive range of garage doors in a variety of colours & designs, Choose from Regency, Georgian, Mediterranean or Settler.



Centurion Garage Panel Lift Doors

BALUSTRADES

Choose from an inspiring selection of clear glass framed or standard metal balustrades. Providing safety and style, designs can be created with a selection of metal handrails.



Framed Glass Balustrade Where noted on plan

EXTERNAL PAINTING

All homes are finished externally with a high quality acrylic render for great looks and lasting durability.



External Acrylic Render Where noted on plan