

# There's no place like HomeLab.

## Flexi Specification.

### General

- 25 Year structural warranty
- 365-day maintenance period
- 180-day fixed house price period
- Guaranteed build time\* (Special conditions apply)
- Free interior design service for 2-storey homes

### Construction

- Double clay brick construction
- Acrylic rendered finish to front elevation (two colours)
- Cavity wall insulation to ground floor only (double storey homes only)
- Hard plastered internal walls (no knock! knock!) with protective metal beading to trafficable corners
- Engineered concrete floor slab/s (No lightweight construction)
- Colorbond roof, quarter round profile gutters, and downpipes in a choice of colours
- H2 treated roof timbers to protect against Borer Ants
- R4.1 Insulation batts to ceilings
- 30 course raised ceilings to main residence for single storey homes and 31 course raised ceilings to ground floor only for 2-storey homes
- 27 course aluminium clear glazed entry doors, windows and sliding doors by Jason Windows for single storey homes (25 course applies to 2-storey homes)
- Paved crossover, driveway, front pathway, porch and alfresco (NOTE: crossover is up to 28sqm)
- Black or chrome trilock entry door handle
- Instantaneous gas hot water unit
- Painting, excluding internal walls
- Colorbond sectional garage door with 2 remotes
- Part A and Part B termite spray system to Australian Standards

### Kitchen/Scullery

- Zero crystalline silica 20mm stone benchtops. (Benchtops in excess of 3.6 metres in length will show a "join" line.)
- Tiled splashback to full length of bench and to underside of rangehood
- 900mm wide Westinghouse stainless steel under bench oven, canopy range hood and hotplate
- Hafele Double bowl stainless steel undermount sink
- Dishwasher recess with electrical and plumbing provisions
- Black or chrome Alder Soho mixer
- Soft close drawer and cupboard door system
- Choice of cupboards fronts from Laminex and Formica – Velour or Natural Finish only



### Ensuite/ Bathroom/Toilets

- Caroma China hand basins
- Zero crystalline silica 20mm stone benchtops. Benchtops in excess of 3.6 metres in length will show a "join" line.)
- Frameless mirrors to ensuite and bathroom
- Hobless showers with semi frameless glass doors
- Bath as indicated on plan
- Clark Round Back to Wall Toilet Suite with High Profile Seat
- 300mm x 300mm ceramic floor tiling
- 200mm 200mm/200mm x 300mm/200mm x 400mm ceramic wall tiling
- Mitred tiling
- Black or chrome Alder Soho mixer taps and Alder Wish accessories
- Externally flumed exhaust fan to ensuite, bathroom and toilets
- Soft close cupboard door system
- Choice of cupboards fronts from Laminex and Formica – Velour or Natural Finish only

### Internal Doors

- A choice of lever internal door handles from the Gainsborough G4 series
- Flush panel internal doors
- Vinyl sliding doors to minor bedroom robes

### Laundry

- Stainless steel laundry trough with cupboards below
- Zero crystalline silica 20mm stone benchtops, with 400mm high tiled splashback including return is included (maximum length of benchtop is 1400mm)
- Choice of standard laminate
- 300mm x 300mm ceramic floor tiling
- 200mm 200mm/200mm x 300mm/200mm x 400mm ceramic wall tiling
- Mitred tiling
- Black or chrome Alder Soho mixer
- Soft close cupboard door system
- Choice of cupboards fronts from Laminex and Formica – Velour or Natural Finish only

### Electrical

- Lights as per electrical plan
- Two hard wired smoke detectors and RCD safety switches
- NBN smart wiring package
- Double power points throughout (single to fridge recess and dishwasher recess)

**More quality. More choice.  
More flexibility. More value.  
Standard.**

Client Signature:

HomeLab Consultant Signature:

Client Signature:

Date:

Date: