

EXTERNAL FEATURES

BRICKWORK	Clay bricks. Select from builder's selection Category 1
MORTAR JOINTS	Natural colour raked joints
LIGHT WEIGHT CLADDING	Fibre Cement products or feature timber paneling to areas as per standard working drawings (Product Specific)
ROOF COVER	Tiles: Concrete roof tiles. Select from builder's selection Category 1 (Product Specific) Metal: Colorbond corrugated sheet roof or Zincalume tray deck (Product Specific)
ROOF PLUMBING	Colorbond metal fascia and barge Quad gutter with 100 x 50mm rectangular downpipes (Product Specific) Flat Back gutter with 75mm diameter downpipes (Product Specific)
FRONT ENTRY DOOR	Paint finished flush panel, 2340 x 920mm with routed panels to both sides
DOOR FURNITURE	Front Door: Entry set with Deadbolt keyed alike External Hinged Door: Entry set keyed alike to front door Door Stop: 75mm Air Cushion – White
ENTRY FRAME	Front Entry: 'Enviro-seal' Timber with aluminium sill and clear glazed sidelight(s) Clear glazed highlight over entry frame, (Product and Facade Specific) Laundry (Hinged door): Timber or aluminium (Product Specific, refer working drawings)
WINDOWS	Front Elevation: Feature aluminium with powdercoat finish (Product Specific) Side and Rear Elevations: Aluminium sliding with powdercoat finish (Product Specific) Aluminium awning with powdercoat finish to double glazed windows (Product Specific) Timber awning sash with gloss paint finish (Product Specific) Sliding and French Doors: Aluminium, powdercoat finish (Product Specific) Timber, gloss acrylic paint finish as for external woodwork (Product Specific)
WINDOW COVERBOARDS	Corner or Straight Coupled: Timber with gloss acrylic paint finish to match windows

EXTERNAL FEATURES (CONTINUED)

INFILLS OVER WINDOWS (SINGLE STOREY)	Side and Rear Elevations: Fibre Cement sheet infills Front Elevation: Brickwork infills to ground and first floor
INFILLS OVER WINDOWS (DOUBLE STOREY)	Side and Rear Elevation: Brickwork infills to ground and first floor Side or Rear Single Storey Sections: Fibre Cement sheet infills

FRAMING

WALLS	Single Storey: 90mm thick stabilised timber frame throughout Double Storey: 90mm thick stabilised timber frame throughout to both floors
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) plus weather wrap to ground and first floor, joins in weather wrap to be taped and gaps around windows/doors sealed

PAINTWORK

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

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



INTERNAL FEATURES

CEILING HEIGHT	<p>Single Storey: 2550mm throughout</p> <p>Double Storey: 2550mm throughout to ground and 2400mm to first floors</p> <p>Vista and Vista MR series of homes: 2550mm high ceilings to first floor</p>
ROOM DOORS	Flush panel 2040mm high with Dominion doorstops
ROOM DOOR FURNITURE	Designer handles. Select from builder's selection Category 1
DRAFT SEALS	To garage internal access doors in accordance with relevant building codes
MOULDINGS	<p>Skirtings: 67mm high PMDF. Select from builder's selection Category 1</p> <p>Architraves: 67mm wide PMDF. Select from builder's selection Category 1</p>
CORNICE	75mm Tru Scotia cornice throughout

HEATING

GAS DUCTED	<p>3 Star heating unit installed in roof space with digital manual thermostat and ducted to living areas and bedrooms throughout, (excludes 'wet areas')</p> <p>Total number of points and unit size are product specific</p>
-------------------	---

SUSTAINABLE ENERGY

SOLAR HOT WATER	Gas mains pressure hot water unit with single solar collector, 200 litre storage
DRAFT EXCLUSIONS:	<p>Exhaust Fans: Clipsal 'Draft-Stoppa' installed over all ceiling exhaust fans</p> <p>Entry frames: Full perimeter draft seals to entry door frames excluding garage external pedestrian door</p>

APPLIANCES

UPRIGHT COOKER	Stainless steel 900mm fan-forced dual fuel cooker
RANGEHOOD	Stainless steel 900mm glass canopy rangehood ducted as specification

CABINETRY

BASE CUPBOARDS	Fully lined modular cabinets
OVERHEAD CUPBOARDS	<p>Finish as for base cupboards, 720mm high x 300mm deep with painted infill panel over</p> <p>To kitchen only, refer working drawings for extent</p>
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 1¼ bowl
TAP	Side lever hob mixer with rectangular spout, chrome finish
MICROWAVE PROVISION	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point (not included in all products, 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	<p>Bathroom and Powder Room: Silver backed with polished edges</p> <p>Ensuite: Silver backed with polished edges, on MDF backing board and 100mm wide tiled surround</p>
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	<p>Master Bedroom Ensuite: Ceramic tiled shower base with square chrome waste</p> <p>Second Ensuite(s) and Bathrooms: White polymarble with matching waste</p>
SHOWER SCREENS	Semi frameless with pivot door and clear laminated glass



BATHROOM / ENSUITE / POWDER ROOM (CONTINUED)

TAPS AND OUTLETS	<p>Bath-Wall Mounted: Pin level three piece wall set, 220mm spout, chrome finish</p> <p>Bath-Hob Mounted: Pin lever wall mixer with rectangular backplate and 250mm rectangular spout, chrome finish</p>
SHOWER	Pin lever wall mixer with rectangular backplate and adjustable rectangular shower rail with chrome finish
TOILET SUITE	White Vitreous China toilet suite with concealed waste and dual flush cistern and chrome mini cistern stop tap

LAUNDRY

TROUGH	45 litre single inset bowl stainless steel, without bypass
CUPBOARD	800mm wide fully lined modular cabinet
DOORS	Standard laminate from builder's selection Category 1
BENCH TOP	Standard laminate from builder's selection Category 1
BENCH TOP EDGE	180° postformed edge or laminated square edge
HANDLES	Select from builder's selection Category 1
TAPWARE	Side lever hob mixer with rectangular spout, chrome finish, to trough mini washing machine stop taps located inside laundry cupboard.
SUDS BY-PASS	Direct connection to side of trough waste outlet
ELECTRICAL	Single power outlet to washing machine located inside laundry cabinet

ELECTRICAL

POWER POINTS	Doubles throughout excluding Dishwasher, Microwave, Cloths Dryer and Washing Machine (Product Specific)
INTERNAL LIGHT POINTS	Fixed batten holder with cowl shades to all points
EXTERNAL LIGHT POINTS	Fixed batten holder to entry and weather proof Paraflood light to rear as per drawings
SWITCH PLATES	Coloured bakelite, (wall mounted where practical). Selected from the Builder's colour range
SMOKE DETECTOR	Hardwired with battery backup

ELECTRICAL (CONTINUED)

EXHAUST FANS	Above showers and W.C not opening to outside air fitted including Clipsal 'Draft-Stoppa'
TV POINTS	Two points including 5m of coaxial cable to roof space as per working drawings
TELEPHONE POINT	Two points with wall plate as per working drawings including underground connection to supply pit
SAFETY SWITCH	RCD safety switch and circuit breakers to meter box

TILING

WALL TILES AND BATH HOB	<p>Builder's selection Category 1 range wall tiles to areas as per standard working drawing</p> <p>Plain aluminium 'L-Shape' angle trim to bath hob/riser junction</p>
FLOOR TILES	<p>Builder's selection Category 1 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>
SHOWER BASE	Master Ensuite: Builder's selection Category 1 range floor tiles
SKIRTING TILES	100mm high, select from Builder's selection Category 1 range floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing.

STORAGE

SHELVING	<p>Robes: One white melamine shelf and hanging rail (Product Specific)</p> <p>Walk in Robe: One white melamine shelf and hanging rail</p> <p>Pantry/Linen: Four white melamine shelves</p> <p>Broom: One white melamine shelf</p>
DOOR ROBES	<p>Sliding: 2065mm (nominal) high, vinyl clad finish, frame and vinyl colour selection from builder's selection Category 1 (refer working drawings)</p> <p>Hinged: Flush panel, 2040mm high hinged door(s) (refer working drawings)</p>

STORAGE (CONTINUED)

WALK-IN-ROBE	<p>No Doors: Open shelving only where no doors are indicated on working drawings (refer working drawings for standard inclusion)</p> <p>With Doors: Vinyl sliding doors or hinged doors as for 'Door Robes' above (refer working drawings for standard inclusion)</p> <p>Pantry, Linen, Broom: Flush panel, 2040mm high hinged door(s)</p>
HANDLES	Select from builder's selection Category 1

STAIRS

KDHW handrail, clear polyurethane finish, 14mm diameter factory finished matt black etch paint metal balusters, MDF cut stringer, treads and risers, gloss paint finished.

GARAGE

GENERAL	<p>6000mm x 5500mm min. internal double tiled hip roof garage including 4800mm wide sectional overhead Colorbond door to front, plaster ceiling, concrete floor and brickwork above front door opening</p> <p>Note 1: Garage size and front garage door widths shown above are nominal widths only, refer standard working drawings for actual sizes</p> <p>Note 2: Flat roofed garages will have metal deck roof cover in lieu of tiled roof, Refer standard working drawings</p>
EXTERNAL WALLS	<p>Integrated Garages: Brick veneer, single and double storey homes (Product Specific)</p> <p>Attached Garages: Single skin brickwork with attached piers, double storey homes</p>

GARAGE (CONTINUED)

EXTERNAL PEDESTRIAN DOOR	<p>Door Frame: Timber with sealer undercoat and Low Sheen acrylic top coats paint finish (Product Specific)</p> <p>Door: Weatherproof flush panel with sealer undercoat and Low Sheen acrylic top coats paint finish, opening in</p> <p>Door Furniture: Entry set keyed alike to front door</p>
INTERNAL ACCESS DOOR	<p>Door Frame: Timber with sealer undercoat and Low Sheen acrylic top coats paint finish (Product Specific)</p> <p>Door: Weatherproof flush panel with sealer undercoat and Low Sheen acrylic top coats paint finish, opening into house</p> <p>Door Furniture: Entry set keyed alike to front door</p>



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'. Metricon will ensure 5 star energy efficiency on all standard homes on all orientations when built on a concrete slab, however additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations, timber floor construction or the developer dictates design controls over the home.

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, flyscreens, window and external sliding door locks, cabinetry and shelving.

This specification excludes Freedom and only applies to Victorian building areas. Whilst every effort has been made to ensure accuracy, all photographs are for illustrative purposes only and may not represent standard specifications or inclusions.