

PRE-CONSTRUCTION ITEMS

- Soil test and feature survey
- Property service information
- Preparation of working drawings, engineering design and computations
- 6 star (minimum) thermal energy assessment and report
- Building permit
- Termite Protection Part A & B

SERVICE CONNECTIONS

Service connection to sites up to 650m² to legal points within or immediately adjacent site and when up to 5m setback. Includes:

- Power connection (single phase)
- Dry water tapping (mains water)
- Storm water
- Sewer drains
- Gas service
- Telephone conduit and draw-wire (connection by Owner)
- All account opening and provider fees by Owner

SITE CONDITIONS

- Site excavation and vegetation scrape over the building platform, with up to 300mm fall.
- 'M' class engineered waffle pod concrete slab based on no existing filling
- Concrete pumping
- Design and materials to suit wind zones up to 'N2'
- Design and materials to suit Bushfire Attack Level [BAL] 'low'

WINDOWS AND EXTERNAL DOORS

- Single glazed windows with aluminium powder coated frames in awning style to front elevation and sliding style to balance of elevations
- Locks to windows and external sliding doors (keyed alike)
- Silver range entry door to house
- Painted flush panel external grade door to garage external personal access door
- Silver range entry set door furniture to house entry door and garage external personal access door
- Silver range dead lock to house entry door
- Weather seal to front entry door
- Silver range sectional overhead garage door 2.1m high with auto opener and 2 no. remote controls

INSULATION

- Batt insulation R2.0 to house external walls and house/garage adjoining walls
- Batt insulation to ceiling R4.1
- Batt insulation to garage ceiling adjoining first floor area R4.1

STRUCTURE

- Stabilized pine trussed roof with 600mm spacing
- 7 year structural guarantee
- Site built, 90mm wall frames with 450mm stud centres

EXTERNAL FEATURES

- Powder coat fascia, gutters and downpipes
- Silver range brick selection with natural colour mortar and rolled joint profile
- 22.5 degree roof pitch with Silver range roof tile selection
- Designer façade as per individual base house design with rendered feature portico
- Brickwork on steel lintel over front garage door
- Brickwork on steel lintel over windows and doors to all elevations
- 450mm eaves to first floor

INTERNAL FEATURES

- 86mm step down from house to garage
- Painted and plastered finish to internal walls and ceiling with Silver range 75mm scotia cornice
- 2040mm high, painted, flush panel room, cupboard doors and garage internal personal access door
- Silver range lever door furniture to room doors
- Silver range robe door furniture to robe doors
- Linen cupboard with 4 no. white melamine shelves
- Broom cupboard with 1 no. white melamine shelf
- Robes with 1 no. white melamine shelf and hanging rail
- Silver range external door furniture and weather seal to house/garage internal access door
- 2590mm ceiling heights to ground floor and 2440mm ceiling height to first floor of double storey homes
- 2590mm ceiling height to single storey homes
- 67x12mm painted MDF architraves and skirting boards (for wet area skirting see wall tiling section)

CABINETRY

- Silver range 20mm stone bench top with shadowline edge to kitchen
- Silver range laminate selection to base and overhead cabinetry, kick boards, end panels and rear panels
- Fully lined white melamine interior
- Silver range cabinet handles

KITCHEN

- 20mm stone to kitchen benchtops with shadowline edge
- Silver range kitchen sink 1 ¾ bowls and single drainer
- Silver range mixer tap
- Silver range 900mm gas cooktop
- Silver range 900mm electric under bench oven
- Silver range 900mm canopy range hood
- 1 no. bank of cutlery drawers
- Under bench microwave provision
- Site built pantry with 4 no. white melamine shelves
- Silver range dishwasher
- 2 no. banks of 2 no. pot drawers

PAINTWORK

- Three coat paint system externally
- Three coat paint system internally, based on one wall colour throughout and one ceiling colour throughout

Client Initial:

Builders Initial:

Date: / /

Islander Inclusions



LAUNDRY

- Silver range mixer tap
- Washing machine stop taps in trough cabinet
- Gold range 45lt stainless steel bowl, bypass
- Joinery cabinet, up to 800mm wide with Silver range laminate bench top, base cabinet, end panel, and kicker

BATHROOM, ENSUITE, WC AND POWDER

- Silver range toilet suite, close coupled, vitreous china
- Wall mirror with polished edge above vanity cabinet and wall mounted vanity basins
- Semi-frameless shower screen with powdercoated or aluminium finish frame and pivot door
- Silver range tiled shower bases, 900 x 900mm to bathroom (No.1), 1200 x 900mm to ensuite (No.1)
- Silver range white acrylic bath
- Silver range handheld shower outlet with adjustable rail
- Silver range mixer tap ware and outlets
- 2 no. Silver range, vitreous china, insert vanity basins to ensuite vanity cabinet
- 1 no. Silver range, vitreous china, insert vanity basin to bathroom vanity cabinet
- 1 no. Silver range, vitreous china, wall mounted vanity basin to powder room with vanity cabinet
- 20mm stone benchtop with shadowline edge to No.1 bathroom, No.1 ensuite and No.1 powder room

STAIRCASE

- Stained Kiln Dried Hard Wood (KDHW) bullnose treads and risers
- Stained Kiln Dried Hard Wood (KDHW) stringer
- Stained Kiln Dried Hard Wood (KDHW) continuous handrail to one side
- Plaster/stud dwarf wall balustrade with Stained Kiln Dried Hard Wood (KDHW) capping
- Enclosed void under stair (Design Specific)
- Two-way light switching between floors

WALL TILING

- Silver range wall tiling to wet areas including:
 - 2000mm above shower base, bath hob and 400mm above bath hob to adjacent wall
 - 650mm above kitchen bench when adjacent wall
 - 150mm above butlers pantry bench (plan specific)
 - 400mm above laundry trough
 - 100mm high skirting tiles to bathroom, ensuite, laundry, WC and powder

FLOOR COVERINGS

- Silver range ceramic floor tiling to wet areas including bathroom, ensuite, laundry, WC and powder
- Silver range underlay to bedrooms, robes, rear hallway, theatre, lounge (plan specific)
- Silver range carpet to bedrooms, robes, rear hallway, theatre, lounge (plan specific)
- Silver range ceramic tiles or timber look flooring to entry, kitchen, meals, living, rumpus, study (plan specific)

HEATING

- Gas ducted heating throughout living and bedrooms. Includes ceiling ducts, R1.0 duct insulation, manual thermostat (for flat roof homes heating type to be determined pending design)

PLUMBING

- 2 no. external garden taps (including 1 at meter location determined by water authority)
- Solar hot water service with continuous gas booster and 2 no. solar panels
- Concealed plumbing (excludes spa bath pumps, if applicable)

ELECTRICAL

- Double power points throughout
- Batten holder light points throughout house and garage
- Batten holder external light point adjacent main entry
- Para flood light adjacent external doors
- Ceiling mounted, self-sealing, exhaust fans to bathroom and ensuite (also to WC/powder when no openable window)
- White cover plates to switches
- Smoke detectors, hardwired with battery backup
- RCD Safety switch and circuit breakers to meter box
- 2 no. telephone points to kitchen and master bedroom
- 2 no. television points to main living and master bedroom, with coaxial cable terminated in roof space for future antenna connection by Owner



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Client Initial:

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Phone: 1800 604 011
longislandhomes.com.au