



PROJECT SPECIFICATION SHEET v5

PROJECT NUMBER	B221	CLIENT NAME	Edward & Yvonne Moffat	CLIENT CONTACT NUMBER	0428 363 025 986 662	0429
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CLIENT EMAIL	horrienmurtle@bigpond.com.au	DESIGN NAME		INCLUSION LEVEL	
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SITE ADDRESS	13212 Gwydir Highway, WARIALDA NSW 2402				
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SPECIAL NOTES PER TRADE

FACTORY CARPENTERS

- *Hip Gable
- *2700mm (9ft) Ceilings
- *Weathertex Cladding
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GLAZIER

- *Glass Panel Shower Screens as per plan
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- *

PLUMBER

- *Double Ended Ensuite Shower
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GASFITTER

- *Gas Cooktop
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CABINERY

- *Integrated Rangehood
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PAINTER

- *Painted Timber Window Sill
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FLOORCOVERING

- *Vinyl Planking throughout excl Wet Areas
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- *

TILING

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ELECTRICIAN

- *Electric HWS
- *Integrated Rangehood
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SITE

- *Nil Skirting
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VERANDAH

- *Hardwood Decking & Step Treads
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External Construction Details

Wall Cladding	Weathertex Selflok	Cladding Profile	Selflok Old Colonial Smooth	Cladding Joiner Strip	Weathertex Cladding - Painted 68x18 Timber Strip
Eaves	Painted FC Sheet	Fascia	Colorbond Contour	Roofing	CGI Corrugated Zinc Alume
Guttering	Colorbond Quad 125mm	Subfloor Skirting	Nil	Window Trims	Painted Timber Window Sill
Roof Style	Hip	Roof Pitch	14 Degree	Internal Ceiling Height	2700mm (9ft)
Raked Ceiling	Living Area & Kitchen				

Insulation

External Wall Insulation	R1.5 Thermal Batts	Roof Insulation	R3.0 Foil Cell	Underfloor Insulation	R1.5 Polyester Batts
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External Glazing

AWS Vantage Residential Series 504 Aluminium Sliding Windows & Residential Series 541 Aluminium Sliding Doors are standard to Westbuilt Homes.

Window Style	Sliding Aluminium - sizing as per plan	Window Frame Colour	Rivergum Beige Gloss	External Flyscreens	Nylon Flyscreen
Sliding Door	Sliding Aluminium - sizing as per plan	Sliding Door Frame Colour	Rivergum Beige Gloss	External Screen Door	Diamond Mesh Security Screen
Window Locks	Standard				

Landings & Stairs

Front Landing Size	As per plan	Rear Landing Size	As per plan	Handrail	Ladies Waist Profile with 62x18 Ballusters
Decking	90x19 Hardwood	Step Treads	Hardwood	Posts	88x88 Treated Pine Post

Internal Fixout

Internal Wall Lining	Gyprock	Cornice	55mm Cove	Mouldings	68x18 DAR Half Splayed
Expansion Joints	Painted 10mm Joiner Mould	Internal Join Cover	Painted 92x11 Timber Joiner Strip	Internal Door Furniture	Lane Bala Brushed
Internal Doors	Flush Panel	Robe Doors	Flush Panel	Internal Door Stops	Chrome Magnetic Door Stops
Entry Door	Hume Vaucluse XV6	Entry Door Furniture	Calibre Entrance Brushed	Wet Area Door Stops	Chrome Bumper Stop
Laundry Door	Hume XF3 1/2 Glass	Laundry Door Furniture	Lane Avalon Brushed		

Internal Plumbing Fixtures

Main Bath Vanity	Custom - See Cabinetry	Main Bath Shower Tray	Tiled hobless floor	Main Bath Shower Grate	Standard Centre Circular
Ensuite Vanity	Custom - See Cabinetry	Ensuite Shower Tray	Tiled hobless floor	Ensuite Shower Grate	Standard Centre Circular
WC	Posh Dominique Dual Flush CC Back to Wall	Kitchen Sink	Posh Solus MKII 1 1/3 Bowl RHS Drainer	Laundry Tub	Posh Solus 45L Inset Trough
Bathtub	Posh Solus White Acrylic	Bathtub Rail	Linear Grab Rails - BDW LR300PS		

Tapware

Kitchen Sink	Eco Sink Mixer 211.105	Laundry Tub	Eco Sink Mixer 211.105	Towel Rails	Cascade Double 900mm Towel Rail 40020
Washing Machine Taps		Vanity Basin Set	Eco Swivel Basin Mixer - BDW 211.104	Toilet Roll Holder	Cascade WC Roll Holder 40080
Shower Taps	Eco Wall Mixer - BDW 211.101	Shower Outlets	Ovalie Overhead Shower - BDW 411.103	Bathtub Taps	Eco Wall Mixer - BDW 211.101
Bathtub Outlet	Eco Bath Spout 110mm - BDW ECBSC	Shower Outlets 1 End of Ensuite	Emma Hand Shower 433.101	Shower Taps 1 End Ensuite	Eco Wall Mixer Diverter - BDW 211.102

Showerscreens & Mirrors

Main Bath Showerscreen	Custom - As per plan	Frame Colour	White
Main Bath Mirror	Aluminium Frame Custom Made to length of vanity and standard height	Frame Colour	White
Ensuite Showerscreen	Custom - As per plan	Frame Colour	White
Ensuite Mirror	Aluminium Frame Custom Made to length of vanity and standard height	Frame Colour	White

External Plumbing Fixtures & Gasfitting

Hot Water System	Therman Solar Tank Bottom Element G/L 3.6kw 315L	Position of Control Pad	N/A	External Taps	One to front and one to rear
Gas Bottles	2	Gas Appliances	Gas Cooktop		

Kitchen Appliances

Oven	Customer supplying - Bosch HBG6753S1A	Cooktop	Customer supplying - Bosch PBH6B5B60A	Rangehood	Westinghouse WRH608I 60CM SS Integrated
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Electrical Fixtures

Power Points	26	Qty of Internal PP's	26	Switchboard	Internal
Qty of TV Points	2	Qty of External PP's	2	Qty of Data Points	2
Bathroom Lighting	3 in 1 White Tastic Unit	Qty of Bathroom Lights	2		
Exhaust Fans	White Exhaust Fan	Qty of Exhaust Fans	2		
Internal Lights	11 watt LED Downlight with white surround	Qty of Internal Lights	28		
Internal Ceiling Fans	1200mm white ceiling fan without light	Qty of Int. Ceiling Fans	4		
External Wall Lights	Customer supply TBC	Qty of External Lights	2		

Heating/Cooling

Airconditioning	Split System Units	Fireplace	Kemlin Supa Nova		
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External Painting/Roofing Colours

Standard to Westbuilt Homes: Roofing products and subfloor skirting are Colorbond Colour Range, and external walls and trims are Dulux Colour Range.

Roofing	Zinc Alume	Guttering/Barge Cap	Colorbond Pale Eucalyptus	Fascia	Colorbond Pale Eucalyptus
Subfloor Skirting	Nil	Wall Cladding	Dulux: Light Rice Half Strength	Window Sills	Colorbond Gully
Front Door	Colorbond Gully	Laundry Door	Colorbond Gully	Landing Top Rail	Colorbond Gully

Internal Painting

Dulux Colour Range is standard to Westbuilt Homes. All ceilings and cornices are painted in flat finish, all internal walls are low sheen and the doors and trims in gloss finish.

Ceiling & Cornice	Builder's White in Flat Finish	Walls	Dulux: Feather Soft Low Sheen	Mouldings / Doors	Dulux: Beige Calm Gloss
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Floorcoverings

Vinyl Plank	Optiplank - OPTI 1504	Vinyl Plank Positioning	Whole House exl Wet Areas	Vinyl Underlay	Standard
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Kitchen Cabinetry

Benchtop	Laminex: Pure Mineralstone II - Natural Finish	Cpd Doors/Drawers	Laminex: Oyster Grey - Flint Finish	Kickboard	Laminex: Oyster Grey - Flint Finish
Handles	Nikpol 23	Gyprock Bulkhead	No	Overheads above Fridge	No
Pantry		Microwave	Built into wall oven unit	Dishwasher Provision	Yes - including tap
Drawers	Throughout	Other Features	Soft Close	Rangehood Model & Size	Westinghouse WRH608I 60CM SS Integrated
Oven Model & Size	Bosch HBG6753S1A	Cooktop Model & Size	Bosch PBH6B5B6OA	Microwave Sizings	
Dishwasher Sizings	Asko D5424WH				

Laundry Cabinetry

Benchtop	Laminex: Pure Mineralstone II - Natural Finish	Cupboard Doors	Laminex: Oyster Grey - Flint Finish	Kickboard	Laminex: Oyster Grey - Flint Finish
Handles	Nikpol 23	Washing Machine Sizings		Other Features	

Vanity Cabinetry

Benchtop	Laminex: Pure Mineralstone II - Natural Finish	Cpd Doors/Drawers	Laminex: Oyster Grey - Flint Finish	Kickboard	Laminex: Oyster Grey - Flint Finish
Handles	Nikpol 23	Other Features			

Robes

Walk in Robe	Shelf with hanging rail below & two shelf boxes	Bedroom Robes	Shelf with hanging rail below & one shelf box
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Tiling

Westbuilt Tiling Standard

Floors laid square and shower bases tiled diagonal

Skirting tile of 300mm to all wet areas

Shower walls tiled to 2000mm high

Tiled splash above bathtub 600mm high, with tiles enclosing below bathtub also

Vanity splash tiled

Kitchen and laundry splashbacks tiled to 600mm high

Kitchen Splash Tile	DWI1DI595 300x600	Kitchen Splash Layout	Laid Horizontally	Grout & Silicone Colour	Standard - White
Laundry Splash & Skirt Tile	DWI1DI595 300x600	Laundry Splash Layout	Laid Horizontally	Grout & Silicone Colour	Standard - White
Laundry Floor Tile	DF14SW320 300x300	Laundry Floor Layout	Laid Straight	Grout & Silicone Colour	Standard - Misty grey
Bathroom Floor Tile	DF14SW320 300x300	Bathroom Floor Layout	Laid Straight	Grout & Silicone Colour	Standard - Misty grey
Bathroom Wall, Niche, Splash & Skirt Tile	DWISW236	Bathroom Wall Layout	Laid Vertically	Grout & Silicone Colour	Standard - White
Ensuite Floor Tile	DF14SW320 300x300	Ensuite Floor Layout	Laid Straight	Grout & Silicone Colour	Standard - Misty grey
Ensuite Wall, Niche & Skirt Tile	DWISW236	Ensuite Wall Layout	Laid Vertically	Grout & Silicone Colour	Standard - White

Site Details

Westbuilt Notes

Refer to plumbing design for drainage system details

Refer to construction drawings for switchboard, water inlet and water tank locations

Refer to site report for site access and situation details

Power and Water On Site is to be provided by the client- if it is unavailable, Westbuilt will provide at extra cost

Soil Type	H	Footing Design & Depth	2.4m	Power Connection Type	Connect to existing shed
Sewerage System	Septic System	Water Supply Type	Tank	Water Tanks + Pump	Owner to supply
On Site Plumber	Sam Eagen	On Site Electrician	Warialda Electrical	Local Council	
Certifier		Driveway Cross-Over		Power/Water Availability	
Bin/WC		Generator (extra cost)		Person Responsible for onsite connections	Owner

Acknowledgement

We, the Purchasers, acknowledge:

We have read the above specifications and understand our home will be constructed in accordance with them.

Any amendments we wish to make to the above after signing this document will incur a surcharge of \$450 in addition to the extra cost of the item requested.

No persons are to enter the building or building site without prior agreement from Westbuilt.

Westbuilt does not cover the cost of any on site electrical connections - the client is to pay for install of all internal and external ceiling fans, coach lights, verandah lights and connection of circuits between each module.

Westbuilt does not cover the cost of any on site plumbing connections - the client is to pay for the connection of the house to water supply and sewerage system.

The home is not to be taken possession of or occupied until the handover has taken place and final payment has been made.

SIGNED BY THE CLIENT: _____

SIGNED BY THE BUILDER: _____

DATED: _____