



Specifications

**Lot 66 Melksham
Churton Park**

6 MAY 2019

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Foundation:	Ground floor will be 100mm concrete slab with a steel float finish as per plan detail, Expol Tuff-pod system
Exterior Cladding:	Pre-primed beveled back pine weatherboards.
Roof:	Gerard colour steel metal roof tiles.
Guttering & Downpipes:	Coloursteel spouting and white PVC downpipes.
Garage Door:	Sandon textured sectional garage door. Merlin PowerAce MT60 automatic opener with two remotes & one wall button
Windows & Exterior Doors:	Aluminum joinery as per plan. Double glazed to all windows & doors except for garage. Aluminum front door in aluminum frame Parkwood FVSM.
Interior Linings:	10.0mm standard Gibraltar board, 10mm Aqualine to bathrooms. Level 4 Winstone finish.
Interior Insulation:	Insulation to walls R2.2 batts and to ceilings R3.2 batts
Interior Doors and Jambs:	Standard flush panel paint quality doors in paint quality jambs.
Ceiling Linings:	10.0mm Gibraltar Board with a paint finish, 10mm Aqualine to bathrooms
Skirting:	Pine 60mm x 10mm single bevel architrave
Scotia:	55mm gib cove classic. All wardrobe/cupboards to have MC40 MUF bevel cornice.
Door Hardware:	Schlage Regent Series lever range (satin chrome)

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Hot Water System:	Rinnai Infinity 26 litre.
Gas Central Heating:	Braemar TQ Series furnace as per plan. Some venting ducts will be boxed into wardrobe or cupboard areas.
Bathroom Fittings	<p>Bathroom: Vanity to be MIA wall hung, single drawer white base with an 80mm composite white top. W/C to be Astivita Utah toilet suite. Englefield Valencia shower or similar. Englefield studio bath or similar. Heated towel rail chrome. EDM – 300C extractor fan unit.</p> <p>Ensuite: Shower to be Englefield Valencia shower or similar. Vanity to be MIA wall hung single drawer white base with an 80mm composite white top. W/C to be Astivita Utah toilet suite. EDM – 300C extractor fan unit. Heated towel rail chrome.</p>

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Kitchen: Kitchen as per kitchen plan. Kitchen bench to be Russell Properties standard granite/stone range. (Note: granite is a natural product; colour may vary from offices samples) Scullery bench to be standard Formica. Joinery to be Bestwood or Melteca standard range.
Handles standard Elite hardware range.

Appliances:

Appliances:	Oven:	BOSCH HBF133BS0A x 2 ovens
	Hob:	BOSCH PCT9A5B90A (6 burner)
	Extractor:	Belling 90cm BRHCF9BLS
	Splashback:	Low iron painted glass size 750 x 900mm
	Insinkerator:	ISE E20+
	Dishwasher:	BOSCH SMU50E75AU

Tapware:

Kitchen:	Plumblin Metro 753325 chrome
Vanities	Plumblin Eco ES1560 basin mixer chrome
Shower:	Plumblin Eco ES2083 mixer chrome
Shower slide:	Plumblin Eco 786705 round slide rail chrome
Bath:	Plumblin Eco mixer with wall spout chrome

Two exterior taps to be provided.

Laundry: Aquatica Laundra Centro Supertub

Electrical: As per electrical plan. NB: All downlights to be LED's
Cat 6 Networking cable installed through-out.

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Miscellaneous Items

Carpet to be selected from the standard Norman Ellison carpet range. Underlay Nuplex Formx 8mm 70kg. Garage carpet to be Autex Raider colour Tornado.

Note, as carpet rolls are in 3.6m lengths there will be some noticeable joins in room.

Tiles to entrance, kitchen, laundry, bathroom and ensuite. Standard tile size 300 x 600mm laid Straight (Stack Bond) style. i.e. tiles are laid in straight lines, so the grout lines end up like a grid. Tile colour may differ from office sample batch. The tile layer will decide on the appropriate laying direction on site.

Under floor heating to bathroom and ensuite.

One row of white tiles to top of bath with chrome trim.

Russell Properties standard wardrobe system is included for wardrobes. Linen cupboard to have three shelves other cupboards to be left void.

A DSC alarm with 1 keypad and detectors.

Toilet roll holders and mirrors for above vanities are included x 2.

Devon Cottage clothesline or similar.

Letterbox will be provided.

A door-bell to the front door.

A water feed and valve is provided to the fridge space.

Fencing as per plan.

Balance to flat area of site to be top soil with sprayed "Seed On Earth" grass seed.

Driveway and Patios as per landscape plan

The foundation at the garage door is rebated so that the door sits down on the driveway to prevent wind/rain driving under door. However, there may be a 5mm gap at side/ground level of door, but this will not be a weather tightness issue.

Russell Properties Ltd reserves the right to alter the specifications and plans to allow for spatial impracticalities including but not limited to, shower types/sizes and vanity types/sizes

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Colour Selections

Colour selections are to be made exclusively from the Russell Properties Colour Design Boards, either from board #1 "Urban Design", or board #2 "City Industrial", or board #3 "Scandinavian", or board #4 "Warm Neutrals".

From within these boards you will be able to select your kitchen tops, cupboards, and floor coverings, with a variety of choices that have been pre-selected by our interior designer. Colour selections are not treated as variations and is a service provided by Russell Properties Client Liaison/Colour Consultant. These are limited to two meetings of 1.5 hours each (any additional colour consultant time will be charged at \$75.00 per hour).

Note: no exterior changes are permitted for windows, roof, garage door, spouting and weatherboard.

PLEASE CONFIRM THAT YOU HAVE READ AND UNDERSTOOD THE ABOVE NOTES ON THE PERMITTED CHANGES.

SIGNED BY THE PURCHASER(S)

PLEASE ALSO CONFIRM THAT YOUR AGENT HAS SHOWN YOU A COMPLETED OR NEAR COMPLETED HOUSE BUILT BY RUSSELL PROPERTIES LIMITED SO THAT YOU ARE FAMILIAR WITH THE SPECIFICATION.

SIGNED BY THE PURCHASER(S)