



the essence specification

At WA Country Builders, we understand that the 'essence' of good home design includes a stylish kitchen complete with the latest functional design features and appliances, a luxurious ensuite with space to pamper yourself, large free-form living zones, and bedrooms big enough to cater for growing kids - all at an affordable price.

Why you can trust your local builder

- WA's largest and most awarded regional builder
- We provide the security of a HIA Fixed Price Contract
- We provide Housing Indemnity insurance
- We give you a 6 month maintenance warranty
- We provide a lifetime structural guarantee
- We give you an obligation-free site inspection
- We provide an independent finance consultant
- We are a wholly Western Australian owned family business
- We support local suppliers and tradespersons
- We employ local staff
- We have locally operated offices
- We are proud builders of the regional Telethon home since 2003

Kitchen inclusions

- Choice of post-form or square-form edge to laminated benchtops
- Westinghouse stainless steel 900mm gas cooktop
- Westinghouse stainless steel 900mm multi-function electric oven
- Westinghouse flumed stainless steel 900mm canopy rangehood
- Clark Vital 1¾ bowl stainless steel sink
- Stylus Venecia chrome mixer tap to sink
- Dishwasher recess with cold tap and power point
- Soft close runners to bank of 4 cutlery drawers
- Soft close hinges to cupboard doors
- Bi-fold hinges to corner cupboards
- White lined interiors to cupboards
- ABS (won't peel) edging to all cabinet doors
- Choice of door handles from our range
- Extensive choice of laminate finishes
- Pantry with white melamine shelves
- Tiled splashback to underside of the rangehood



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Ensuite and bathroom inclusions

- 6 star rated Rheem 27 continuous flow hot water system
- Hot water tempering valve to prevent scalding
- Choice of post-form or square-form edge to laminated benchtops
- Extensive choice of laminate finishes
- White lined interiors to cupboards
- Soft close hinges to cupboard doors
- Choice of door handles from our range
- Tiled hob to vanity cupboard
- Fully framed pivot door screen to ensuite shower
- White vitreous china vanity basins
- White Caroma Maxton 1525mm bath
- Dual flush vitreous china toilet pan and cistern (WELS 4 star rated)
- Fully framed mirrors to the full width of the vanity
- Shower wall tiling to 2m high
- Ceramic soap dish to showers
- Metal 900mm chrome double towel rails
- Caroma Series A shower roses (WELS 3 star rated)
- Choice of Caroma Elegance taps or Stylus Venecia chrome mixers
- Caroma Elegance wall mount bath spout
- Floor tiling to ensuite, bathroom, laundry and toilets
- Quality accessories to bathroom, ensuite and toilets

Internal inclusions

- 75mm covered cornice to ceilings
- Bedroom robe doors as per plan
- Chrome floor wastes to all wet areas
- Wide range of quality ceramic tiles (\$44/m² retail allowance)
- 45L stainless steel sud-saver laundry trough with storage cabinet
- Stylus Venecia chrome mixer tap to trough
- Automatic washing machine taps
- Metal corner protection beads to internal plastered walls
- R4.1 batt ceiling insulation for energy efficiency
- Cavity wall insulation for energy efficiency
- White melamine shelving to robes and linens
- Instyle Lever Series internal door handles
- Privacy latch to ensuite, bathroom and toilet
- Telephone point
- Television point
- Light points to all rooms and passages
- Double power points throughout
- Hard wired smoke detectors
- Electrical safety switches
- HPM white Excel electrical switches with metallic finish face plates
- Draught-stoppers to any ceiling exhaust fans (as per plan)
- Ceiling exhaust fans with draught-stoppers to bathroom and ensuite

External inclusions

- A survey of your site
- An engineer's site report
- The cost of drawing your plans
- Building licence and Water Corporation fees
- Disposal of the building waste from your site
- All site cleans
- Connection of temporary site power
- Provision of temporary chemical toilet to site
- Termite treatment of floor slab
- Engineer designed concrete floor slab
- Clay pavers to verandah, porch, portico and alfresco areas
- Clay pavers to 6m long driveway
- Clay pavers to 6m long path
- Choice of 2c face bricks.
- Double clay brick construction with choice of Austral and Boral bricks from Builders Range
- Cream mortar with choice of raked, rolled or flush joints
- Flyscreens to aluminium windows and sliding doors
- Keyed lock fitted as standard to aluminium sliding windows
- Anti-lift sash for added security to aluminium sliding windows
- Double deadlock security handle standard to aluminium sliding doors
- Timber entrance frame
- Corinthian entry door routed on one face
- A Gainsborough Tri-lock entry set to entry doors
- BHP Colorbond® roof cover, gutters, fascia and downpipes
- 25° roof pitch
- Timber roof frame built to Australian standards
- Double garage (where shown) with grano hardstand and remote control Colorbond® sectional door from Builders Range
- Hardiflex lining to eaves and any carport, garage, porch, verandah or alfresco
- Slotted gutters
- A light point outside external doors
- 10m allowance for sewer connection
- Full painting to ceilings, timber doors/frames, eaves, roof plumbing and meterbox
- 2 garden taps

Signatures

Client: _____ Date: _____

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Witness: _____ Date: _____

* These specifications and construction methods may vary in some regional areas. Quotation Schedule selections override this document. Please ask your Sales Consultant for details

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