

# introducing the elements specification

At WA Country Builders and The Rural Building Company, 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 KITCHEN INCLUSIONS

- WA's largest and most awarded regional builder
- We provide the security of a 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 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\*
- Choice of post, square or tight-form edge to laminated benchtops
- Westinghouse stainless steel 900mm gas cooktop
- Westinghouse stainless steel 900mm multi-function electric oven
- Stainless Steel 900mm canopy rangehood
- Clark Vital twin bowl stainless steel sink
- Stylus Venecia chrome mixer tap to sink
- Dishwasher recess with cold tap and power point
- Soft close runners to all 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
- Cupboard door handles from our range
- Extensive choice of laminate finishes
- Pantry with white melamine shelves
- Tiled splashback to underside of the rangehood

\*Terms and conditions apply



## ENSUITE AND BATHROOM INCLUSIONS

- 6 star rated Rheem 26L continuous flow hot water system
- Hot water system preset to 50° to prevent scalding
- Choice of post, square or tight-form edge to laminated benchtops
- Extensive choice of laminate finishes
- White lined interiors to cupboards
- Soft close hinges to cupboard doors
- Cupboard 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
- Caroma Cosmo 900mm chrome double towel rails
- Caroma Series A shower roses (WELS 3 star rated)
- Choice of Caroma Elegance taps or Stylus Venecia chrome mixers
- Floor tiling to ensuite, bathroom, laundry and toilets
- Caroma Cosmo accessories to bathroom, ensuite and toilets

## INTERNAL INCLUSIONS

- 75mm coved cornice to ceilings
- Bedroom Robe doors as per plan
- Chrome floor wastes to all wet areas
- 42L stainless steel sud-saver laundry trough with storage cabinet
- Stylus Venecia chrome mixer tap to trough
- Metal corner protection beads to internal plastered walls
- Region appropriate batt ceiling 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 provision
- Television point
- Light points to all rooms and passages
- Double power points throughout
- Hard wired smoke detectors
- Electrical safety switches
- HPM Excel Life electrical switches & face plates with choice of colour
- Ceiling exhaust fans with draught-stoppers to bathroom and ensuite

## EXTERNAL INCLUSIONS

- A survey of your site
- An engineer's site report & 6 star energy efficiency report
- The cost of drawing your plans
- Building Permit and Water Corporation fees
- Disposal of the building waste from your site
- All site cleans
- Termite treatment of floor slab & perimeter
- Engineer designed concrete floor slab
- Pavers to verandah, porch, portico and alfresco areas
- Pavers to 6m long driveway
- Pavers to path (6m<sup>2</sup>)
- Choice of 2c face bricks with wide selection from builders range
- Cream mortar with choice of raked, concave or flush joints
- Flyscreens to aluminium windows and sliding doors
- Keyed lock fitted as standard to aluminium windows
- Anti-lift sash for added security to aluminium windows
- Double deadlock security handle standard to aluminium sliding doors
- Timber entrance door frame
- Corinthian Urban entry door routed on both faces
- Gainsborough Angular Tri-lock entry set to entry door
- Gainsborough Ambassador keylock handle and double deadlock to Garage door
- Colorbond® roof cover, gutters, fascia and downpipes
- 25° roof pitch
- Blue pine 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, meterbox and any exposed timber
- 2 garden taps

Signatures

Client: \_\_\_\_\_ Date: \_\_\_\_\_

Client: \_\_\_\_\_ Date: \_\_\_\_\_

Witness: \_\_\_\_\_ Date: \_\_\_\_\_

\*Thesespecificationsandconstructionmethodsmayvaryinsomeregionalareas.QuotationSchedule selections override this document. Please ask your Sales Consultant for details.

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