

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 and screen to all showers
- 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
- Wide range of premium 200 x 200 ceramic tiles (\$44/m² retail allowance)
- 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 and 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 and 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
- Provision of temporary toilet to site
- Engineer designed concrete floor slab
- Pavers to verandah, porch, portico and alfresco areas
- Pavers to driveway (30m²)
- Pavers to path (6m²)
- Choice of 2c face bricks with wide selection from Builder's range
- Double clay brick construction with wide selection from Builder's range*
- Cream mortar with concave 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 Builder's Range
- Fibre cement lining to eaves and any carport, garage, porch, verandah or alfresco
- Slotted gutters
- A light point outside external doors
- Two way switch to carport or garage
- 10m allowance for sewer connection
- Full painting to ceilings, timber doors /frames, eaves, meterbox and any exposed timber
- 2 garden taps

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

Signatures

Client: _____ Date: _____

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Witness: _____ Date: _____