

SHERRIDON HOMES SPECIFICATIONS



Kitchen

- Oven: European stainless steel fan forced oven
- Hot Plate: European stainless steel 600mm gas cook top with wok burner
- Rangehood: European stainless steel 600mm wide canopy rangehood
- Dishwasher Space: Opening for future dishwasher including single power point and capped cold water point
- Sink: One and three quarter bowl stainless steel sink
- Tapware: Flickmaster tap in chrome finish

Cabinetry

- Cupboards: Fully lined melamine modular cabinets
- Doors/Drawers: Laminate finish with an extensive colour pallet
- Bench Top: Laminate square edge
- Vanity Bench Tops: Laminate with a choice of colours in a square edge finish
- Handles: Selected from builder's choice selection of handles
- Pantry: Pantry with 4 equal melamine shelves and flush panel door

External Features

- Brickwork: Clay bricks from builder's choice selection
- Mortar Joints: Natural colour with rolled joints (estate specific)
- Front Elevations: Refer to our no charge face brick façade options
- Windows: Feature aluminium windows to front elevation (Product Specific). Sliding aluminium improved windows to remainder
- Entry Frame: Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific).
- Front Entry Door: 820mm feature door with slumped glass (Product Specific)
- Door Furniture: Entrance lockset in polished stainless steel with deadbolt to front door
- Ext. Hinged Door: Entrance lockset in polished stainless steel
- Door Seal: Door seal and weather seal to all external hinged doors
- Infills Over Windows: Cement sheet infills above side and rear elevation windows and doors

Plaster

- 10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough. 75mm cove cornice to living areas, 55mm cove cornice to remainder of dwelling

Framing

- Wall frame to engineers details

Plumbing

- Two external taps (One to front water meter and one next to laundry exit)

Garage

- General: Double garage with tiled hip roof including double roller door to front, painted finish infill over front garage door, plaster lined ceiling and concrete floor
- External Walls: Brick veneer (On boundary wall or product specific if required)
- Pedestrian Door: Door: Weatherproof flush panel, low sheen acrylic paint finish. Door Frame: Steel painted finish door frame Door Furniture: Builders Choice Entrance lockset. Paint – 2 Coat Application

- Timberwork: Gloss enamel to internal doors, jambs & mouldings
- Ceilings: Flat acrylic to ceilings
- Internal Walls: Washable low sheen acrylic to internal walls with anti mould agent
- Entry Door: Gloss enamel to front entry door

Roofing

- Pitch: Roof pitch to be 22.5 degrees
- Material: Concrete colour on roof tiles from builder's choice selection
- Fascia & Guttering: Colorbond fascia, guttering and downpipes

Ceilings

- 2440mm (nominal) height throughout

Insulation

- Ceiling insulation to roof space only (excludes garage ceiling)
- Wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report

Bathroom & Ensuite

- Basins: Vitreous china vanity basin (white)
- Mirrors: Polished edge mirrors above vanity
- Bath: 1675mm acrylic bath (white) in tiled podium
- Shower Base: Polymarble 900mm x 900mm white shower bases
- Shower Screens: 1800mm semi frameless shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door
- Tapware: Cross metal handle in chrome finish
- Shower outlet: Water saving shower roses
- Exhaust Fans: 250mm exhaust fans including self sealing air flow draft stoppers to bathroom
- Toilet Suite: Full vitreous china toilet suite in white

Internal Features

- Doors: Hinged flush panel, 2040mm high
- Door Furniture: Lever door furniture to all rooms
- Mouldings: 67 x 12mm pre primed beveled MDF skirting and architraves
- Door Stops: Plastic white door stops to hinged doors (where applicable)
- Door Seals: Door seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report

Solar Hot Water System

- Solar hot water: 5 star rated Solar Hot Water system with gas boost back up and the necessary electrical and plumbing connections
Note: Panel and storage tank positioned at the builders discretion

Ceramic Tiling

- Wall Tiles: Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's choice selection
- Floor tiles: Floor tiles to ensuite, bathroom, laundry, WC. Tile selection as per builder's choice selection

Laundry

- Trough: Melina 45 litre stainless steel tub and acrylic cabinet with bypass
- Tapware: Metal taps in chrome finish
- Washing machine: Chrome washing machine stops

Staircase

- Plaster lined staircase with builders range carpet

Heating

- Heating: Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific

Storage

- Shelving: Walk in Robe: One white melamine shelf with hanging rail
Robes: One white melamine shelf with hanging rail. Pantry/Linen: Four white melamine shelves
- Doors: Robes: Hinged flush panel 2040 mm high. Pantry/Linen: Flush panel, 2040mm high hinged door(s)
- Handles: Lever door furniture

Electrical

- Internal Lights Points: Baton fittings (colour – white) throughout as per standard electrical layout
- (supply/install light globes to all light fittings in the home)
- External Lights: Baton fitting to front entry
- Power Points: Double power points throughout excluding dishwasher and fridge space
- TV Points: One pre-wired TV points including 5 metres of coaxial cable to roof space (one to main bedroom or one to living area)
- Telephone Point: One pre-wired telephone points (one to main bedroom or one to kitchen)
- Switch Plates: White wall mounted switches
- Smoke Detector(s): Hardwired with battery backup
- Safety Switches: RCD safety switch and circuit breakers to meter box

Site conditions / Foundations

- Foundation Class: Up to Class 'M' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 650m² with a maximum setback of 5m to the house.

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies. The builder reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building, fencing, paths, driveway or landscaping are not necessarily to scale. All dimensions are approximate, refer to contract documentation for details. Working drawings take precedence over brochure. Note: Siting for illustration purposes only and may change subject to approval by relevant authorities. Always refer to council approved plans.

Owner(s) Initials: /

Builder's Initials:

Date: / / Effective date: 01/06/10

01.05.12

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