

# INTRODUCING THE Elements Specification



The Elements Specification was created to provide you with the key essentials that every new home needs. As the starting point to the home designs in our range, the Elements Specification ensures that you don't have to compromise on the important items that finish your home well. Starting from the ground up your home is built with quality, using Australian sourced local materials often from local suppliers with its range of choice and inclusions the Elements Specification ensures you can continue this throughout your home.

## WHY YOU CAN TRUST YOUR LOCAL BUILDER

- \* We are 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
- \* Independent finance consultants available
- \* 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

- 20mm engineered stone benchtops to kitchen\*
- Westinghouse stainless steel 900mm gas cooktop
- Westinghouse stainless steel 900mm multi-function electric oven
- Westinghouse stainless steel 900mm canopy rangehood
- Clark Punch Double bowl stainless steel sink
- Choice of premium Alder sink mixer taps\*
- 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
- Choice of designer cupboard door handles\*
- Extensive choice of laminate finishes
- Pantry with white melamine shelves
- Tiled splashback to underside of the rangehood

**COUNTRY**  
WA  
**BUILDERS**



## ELEMENTS SPECIFICATION



### 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 or tight-form edge to laminated benchtops
- Extensive choice of laminate finishes
- White lined interiors to cupboards
- Soft close hinges to cupboard doors
- Choice of designer cupboard door handles\*
- Tiled hob to vanity cupboard
- Hob-less showers, with semi-frameless pivot door and screen (where shown)
- Choice of white vitreous china vanity basins\*
- White Caroma Luna 1525mm Island bath
- Vitreous china round back to wall toilet suite\* (WELS 4 Star rated)
- Mirrors to full width of vanity\*
- Shower wall tiling to 2.1m high
- Ceramic soap dish to showers\*
- Alder Double towel rails\*
- Alder rail shower\* (WELS 3 Star rated)
- Choice of premium Alder mixer taps\*
- Floor tiling to ensuite, bathroom, laundry and toilets
- Alder 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 premium 300 x 300 ceramic tiles (\$44/m<sup>2</sup> retail allowance)
- Premium mitred edging to tiles where applicable
- 42L stainless steel sud-saver laundry trough with storage cabinet\*
- Choice of premium Alder mixer taps to trough\*
- Metal corner protection beads to internal plastered walls
- Region appropriate ceiling batt insulation for energy efficiency
- White melamine shelving to robes and linens
- Gainsborough TradePro 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 and 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 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
- Wide choice of pavers to verandah, porch, portico and alfresco areas\*
- Pavers to driveway\* (30m<sup>2</sup>)
- Pavers to path\* (6m<sup>2</sup>)
- Choice of 2c face bricks with wide selection\*
- Double clay brick construction\* (where shown)
- Cream mortar with concave joints
- Flyscreens to aluminium windows and sliding doors
- Keyed lock fitted 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 Tri-lock entry set to entry door and garage shopper\*
- Gainsborough Ambassador keylock handle and double deadlock to rear garage (where shown)
- 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\*
- 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

### SIGNATURES

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

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

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

^ Terms and conditions apply

\* From builders standard product range;

\* These specifications and construction methods may vary in some regional areas.

Quotation selections override this document. Please ask your Sales Consultant for details.

WA Country Builders BC 11422 Rural Building Company BC 11421

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