

This Project Design Specification considers the manufacture, delivery and installation at the above-named site, of One 10.8m x 7.0m Hereford Design Asset Home, as per the following specifications, details and plans.

PRELIMINARY

- Drawings for certifier/council building approval
- Engineer's structural design drawings
- Soil-testing for building classification
- Energy Efficiency report
- Trade compliance certificates for certifier/council
- Builder's License No. 1199395 (QLD) 304267 (NSW)

CHASSIS AND FLOOR

- Engineer designed **heavy-duty** steel chassis, - structural beams zinc-primed and top-coated with solvent based 'Brushable Hydroseal'-a black bitumen type paint
- **RHS Duragal** steel floor joists-welded system
- 22mm H2 **termite treated** and water-resistant particle board flooring, glued and fixed with hardened twist nails
- 18mm FC Flooring to Bathroom
- Engineered Lifting System for craning into position onsite

WALL & ROOF FRAMING

- H2 **termite treated** pine wall and roof framing, with continuous external structural H2 **termite treated** hardwood bracing ply
- Windows/roofing/framing comply with **N3-W41** cyclone rating
- Engineer frame inspection (arranged and paid by ACH)
- 14-degree gable roof pitch
- Cathedral/raked ceiling to living, dining, kitchen and verandah
- Level ceiling to bedrooms, bathrooms and hallway
- 300mm eaves to gable ends. Painted F.C. linings to eaves (see option below for side eaves)

ROOFING & GUTTERING

- '**Zincalume/ Colorbond**' custom-orb roof sheeting/roll top ridge
- '**Colorbond**' rainwater goods (gable rolls and quad gutter)
- Painted Ø90mm downpipes to floor level
- '**Colorbond**' metal fascia

INSULATION/ENERGY EFFICIENCY – 6 STAR SYSTEM

- Wall/roof insulation providing an overall 6-star energy efficiency rating (Note that some minor modifications e.g. ceiling fans may be required to achieve this, depending on orientation of the building on-site)
- Min. **R 1.5 insulation** to all external walls
- Sisalation building paper to all external walls
- R 1.8 non-flammable **75mm blanket/foil** roof insulation to underside of roofing iron
- **R 2.5 insulation batts to all ceilings** - cathedral and level ceilings
- Glazing is **grey tinted** to all windows and sliding glass door.

WINDOWS, EXTERNAL DOORS & CLADDING

- Aluminium sliding windows complete with fly screens. Aluminium colour range is as per powder coated colours.
- Clear **tinted** glass to all windows except bathroom to be opaque.
- Painted entry door with glass panel, with satin chrome door furniture, chrome door hinges and swinging flyscreen door.
- Painted flush panel laundry door with satin chrome door furniture, chrome door hinges and swinging flyscreen door.
- Maintenance free vinyl cladding (foam backed). This product has a 50-year manufacturer's guarantee. OR
- Painted Weathertex Millwood ruff-sawn cladding with 25-year manufacturer's warranty

VERANDAH

- Low Maintenance **composite decking** with manufacturer's 25-year warranty
OR
- 90mm x 19mm Spotted Gum hardwood decking. Deck coated with 1 coat of 'Cabots Natural Decking oil'. Owner's responsibility to maintain deck.
- Painted kiln dried, H3 Rougher header treated pine top handrail with five runs of horizontal 316 stainless steel wires OR
- Maintenance free powder coated aluminium vertical pipe balustrade
- Painted kiln dried, H3 treated pine posts and beams to verandah
- Painted F.C. linings and cathedral ceiling

INTERNAL LININGS

- Fully painted 'Gyprock' plasterboard interior wall linings
- Fully painted 'Villaboard' linings to bathroom
- Fully painted 55mm cornice throughout

INTERNAL FIXOUT

- Flush panel hollow core internal hinged doors (painted with gloss enamel)
- Flush panel solid core internal cavity slider doors (painted with gloss enamel)
- Satin chrome door furniture, with chrome door hinges.
- Bevelled architraves and skirtings, painted with gloss enamel
- Painted internal timber joiner strip at join of both pieces

FLOOR COVERINGS

- Pegulan Argo TX vinyl floor covering to living, dining and kitchen
- Residential Grade Solution Dyed Nylon Carpet with 15-year Warranty with foam underlay to bedrooms

GENERAL ELECTRICAL

- Complete electrical wiring ready for connection to mains
- Internal/external switchboard with a steel conduit inside the wall with a draw-wire. This is to enable the electrician (as engaged by the owner) to complete the underground power supply and earth stake etc. No provision for overhead power supply
- Earth-leakage, circuit breakers and interconnected wired in smoke detectors (with battery back-up) to each bedroom
- Circular **LED** oyster lights with diffusers throughout (meets MEPS standard for energy efficiency)
- Exterior light above entry door with **interior switch** beside and 360-degree motion **sensor**

GENERAL PLUMBING

- Rinnai Infinity Model B 16 electronic ignition continuous flow gas hot water service (5 star rated) to be externally mounted (Gas connections to be done by others on-site)
 - External hose tap, with vacuum breaker
 - Local council plumbing inspection for wall pipes (arranged and paid by ACH)
 - Plumbing wastes go straight through the floor i.e. there is no elevated pipework underneath the home. This is for the owner's plumber to complete at their expense.
 - The water supply goes to one point of connection underneath the home
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LIVING AREA

- Two double power points
- TV antenna plug with cable to gutter

DINING AREA

- One double power point

KITCHEN

- Formica moisture resistant melamine kitchen cabinets with rolled edge bench tops
- Formica cupboard doors and drawers (all PVC edge stripped) with 128mm square look handles. All cupboard doors are fitted with 'Blum' lifetime warranty hinges. Cupboard door hinges are 180° hinges (So they can't easily be pulled off)
- Drawers with durable 'Blum' lifetime warranty metal side runners and fitted cutlery tray
- Overhead cupboard unit as shown on plan
- Microwave cupboard built into underbench cupboards (550mm x 350mm inside) as shown on plan
- Full height ceramic tiled splash back with **feature vertical strip mosaic tiles**
- Ariston Electric ceramic four plate hot plates Model No. HR601AAUS
- Ariston Electric Stainless Steel under bench oven Model No. FA3834HIXA
- Ariston Stainless Steel slide out rangehood recirculating Model No. ARHS60X-L with light over
- One-and-three quarter bowl stainless steel flushline sink with draining board
- Chrome ceramic disc flickmixer tap
- Two double power points in addition to appliances

BEDROOM 1

- **Ceiling height robe** with hanging rail, melamine shelf and mirror and vinyl -faced sliding doors
- Two double power points beside bed

BEDROOM 2

- **Ceiling height robe** with hanging rail, melamine shelf and mirror and vinyl -faced sliding doors
- One double power point

W.C.

- Ceramic tiled floor on FC underlay and skirting tile
- Harmony Nardin Close Coupled dual flush toilet suite
- Lift-off hinges to door
- Ceiling exhaust fan
- Master rail chrome plated toilet roll holder

BATHROOM

- Ceramic tiled shower base and walls to 2000mm high with **feature vertical strip mosaic tiles**
- Glass shower screen with pivot door
- Two door/two drawer (gloss) 900mm x 450mm vanity unit on aluminium legs
- Double power point beside vanity unit
- Large mirror over vanity 1000mm high
- Ceramic tiled splash back and skirting tile
- Ceramic tiled floor on FC with floor waste (whole floor waterproofed)
- Ceiling exhaust fan
- Quality chrome plated **'flick-mixer' tapware**, with 3 star rated adjustable shower head
- Master rail **Chrome plated** towel ring, double towel rail and robe hook
- Ceramic tiled soap niche to shower

LAUNDRY

- Ceramic tiled floor on FC underlay and skirting tile
- Stainless steel tub with polymer cabinet below
- Chrome plated brass tapware for washing machine (under tub/ wall mounted)
- One double power point for washing machine
- Linen cupboard with four shelves (moisture resistant shelves with melamine PVC edge stripped) in hallway
- Broom cupboard with one shelf in hallway

PRE-DELIVERY CLEANING & PACKAGING

- Prior to delivery, your new building is given a complete clean inside and out including windows
 - Appliances and furniture are installed where possible or supplied in original packaging for transport
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