

# Clifton Mobile Homes **Standard Inclusions**

## **PRELIMINARY**

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- Preliminary drawings
- site assessment
- BAL assessment
- 6 star Energy rating
- Soil test fees

## **EXTERIOR**

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- Duragal steel sub floor chassis
- 90x35mm pine frames & trusses to NCC standards
- Colorbond corrugated roof & accessories
- Powder coated aluminium windows & sliding door units
- Fly screens to all openable windows & Sliding doors
- External wall cladding Scyon (Stria, Linea or Axon) and colorbond corrugated iron
- Wattyl solarguard painted finish
- Subfloor infill up to 250mm fall on level of house site

## **INTERIOR**

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- Termite resistant particle board flooring
- Insulation to external walls(R2.0), floor (R1.5) & ceiling (R3.5)
- Roof sarking and wall wrap
- 10mm plaster board walls & ceiling
- 75mm cornice
- Villaboard in bathroom
- 65mm bevel profile skirting and architraves
- Wattyl maxi wash interior paint
- Redicoat flush panel internal doors
- Satin chrome lever door furniture
- Door stops to all internal doors
- Shelving and hanging rail to built in robes
- Smartrobe sliding door units to built in robes
- Carpet & vinyl floor finishes



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## **KITCHEN**

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- Tiles splashbacks
- Electric cooktop
- Stainless steel under bench 600mm electric oven
- Stainless pull out rangehood
- Laminate benchtops with 6mm radius edges
- Bank of 4 draws
- Fridge cabinet
- Overhead cabinets
- 1 ¾ bowl stainless steel sink
- Chrome Sink mixer tap

## **BATHROOM/ UTILITY/ LAUNDRY**

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- Wall faced toilet with soft close lid
- 900mm vanity with custom matching cabinetry
- chrome basin mixer
- Wall mirror above vanity
- Level entry shower with fixed glass panel
- Chrome double towel rails & toilet roll holders
- 45ltr trough insert
- laundry bench custom laminate benchtop with Lamiwood doors
- Water proofing to all wet areas

## **ELECTRICAL**

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- External stainless steel up/down light at each entrance
- 1 External weatherproof double power point
- Energy saving LED lights throughout
- IXL tastic to bathroom
- Hardwired smoke detectors with battery back up
- Television point
- Telephone point
- Double power points throughout
- Electric hot water system 215ltr
- Reverse cycle 7.1kw air conditioner

## **PAINTING**

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- Wattyl solarguard painted exterior finish
- Wattyl maxi wash interior paint
- One interior colour throughout
- One exterior colour throughout

## **PEACE OF MIND**

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- 2 year workmanship warranty
- 10 year structural warranty



## **UPGRADES AVAILABLE P.O.A**

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We have a range of upgraded fixtures and fittings from which to choose from, available in the consultation process.

- double glazed windows
- stone benchtops
- custom made joinery
- alternate splashbacks
- floor tiles
- upgrade carpet range
- gas cooking & heating
- freestanding gas oven
- alternate range of plumbing fixtures
- Eco decking to any decks
- Combination or alternate external cladding
- Decks & verandahs
- carports
- Dishwasher
- Additional TV points
- Gas & solar hot water
- Dual hand shower rose

## **IMPORTANT INFORMATION**

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The following items **are not** included in the price of the buildings as they are dependent on each individual project.

- Town Planning and building permit application fees
- Construction issued drawings
- Footings
- Engineering
- Land Capability Assessment (if septic is required)
- Any amendments for BAL & Energy Rating requirements
- Site Excavation if required
- Any decking handrail to decks under 1 metre high
- Connections of services, sewerage, water tapping, water connections, and underground power
- Crane hire (if required)
- Transport

