



TRANS HOMES

A Division of Quality Builders

Excellence in Transportable Housing

SPECIFICATION SUMMARY

OF ITEMS AND FINISHES INCLUDED IN THE PRICE LIST

PRELIMINARIES

- All design, drafting and engineering requirements.
- Minimum ABSA 6 star energy rating
- Insurance cover up to the time of hand over on site.
- 6 years structural warranty.
- 6 months maintenance period.
- Included delivery within 200km of Perth GPO.

BASE

- Pre-stressed concrete or universal beams mounted on steel stumps set in concrete with galvanised floor joists supporting Aquatite II flooring with compressed fibro cement sheet to all wet areas.

EXTERNAL

- Fully engineered Zinalume steel wall and roof frame fully sarked with double sided sislation.
- Roof clad with corrugated Colorbond sheeting.
- Wall clad with Hardies rusticated weatherboard, painted, or corrugated colorbond sheeting with required thermal break.
- R1.7HD fibreglass batts to walls.
- R3.0 fibreglass batts to ceilings.
- Powder coated aluminium windows and sliding doors with security locks and flyscreens.
- Painted hardwood frame to all external hinged doors, painted, with powder coated aluminium barrier type fly door.
- Gainsborough trilock handle to all external hinged doors.

INTERNAL

- 2400mm high ceilings.
- Flush jointed plasterboard to walls and ceilings.
- Water resistant plasterboard to bathroom, ensuite and laundry with villaboard to shower recess.
- Steel door frames, window reveals and architraves.
- Moulded timber skirtings.
- Fully painted.
- Walk in robes where shown with single white melamine shelf and hanging rail.
- Fully wired with adequate light and power points to all rooms.
- Hard wired smoke detectors.
- 1 television point, 1 telephone point.
- Range of Gainsborough internal door handles.

KITCHEN

- Laminated bench tops.
- White melamine lined internal cabinetry.
- Choice of metal door handles.
- Clark Advance 1230mm stainless steel 1 ¼ bowl inset sink with Gallery Enhance flick mixer tap.
- Built in pantry where indicated.
- Ceramic tiled splashbacks.
- Circular fluorescent light fitting.

BATHROOM/ENSUITE/LAUNDRY/WC

- Choice of ceramic floor and wall tiles.
- 2m high wall tiling to shower recesses.
- Framed clear glass shower screens with pivoting door.
- Fully framed mirrors to vanities.
- Decina Turin 1500 white acrylic bath.
- Caroma Cosmo recessed white ceramic vanity basin.
- Caroma Stirling close coupled white toilet suite.
- Privacy locks to bathroom/ensuite/WC
- Exhaust fans to bathroom/ensuite/WC.
- Gallery Enhance tapware.
- Automatic washing machine taps.
- 45 ltr stainless steel laundry trough.
- Copper or polyethylene tube water pipes.
- Sanitary plumbing and waste lines finished beneath floor for connection to external services by owner.

APPLIANCES

- A provisional allowance of \$950 for hot water unit.
- A provisional allowance of \$750 for free standing stove.
- A provisional allowance of \$1,800 for wall or under bench oven, hotplate and range hood where indicated.

OPTIONAL EXTRAS

- Upgrade to cyclonic specification.
- Colorbond Ultra Roofing.
- Hardies primeline cladding.
- External and internal feature doors.
- Clear finished Jarrah mouldings.
- Built in robes.
- Soft close drawers and doors to cabinetry.
- Glass splashbacks.
- Staron, stone or granite bench tops.
- Air conditioning.
- Carports, verandahs and alfrescos.
- Floor coverings.
- Window treatments.

