



# THE RANGER

Ideal for growing families who want it all, the Ranger has a theatre and study located separate to the main living area.

The master suite is located towards the front of the home, away from the remaining 3 bedrooms and common bathroom. Entertain in style in the open-plan living / dining area, which flows out to the undercover alfresco, and is all integrated with the galley-style kitchen.

Ample storage is provided with a huge walk-in pantry, large laundry with double door linen, and built-in robes in every bedroom.

HOUSE:	220.40m <sup>2</sup>
GARAGE:	36.78m <sup>2</sup>
ALFRESCO:	15.75m <sup>2</sup>
PORTICO:	5.20m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>278.13m<sup>2</sup></b>



**MAXIM**HOMES

Your Building Partner

# SPECIFICATION OF STANDARD INCLUSIONS:

## PRELIMINARIES

- Personalised customer service throughout the entire building process with a focus on complete transparency
- Building with a certified HIA & MBA member
- HIA lump sum (fixed price) building contract
- Home warranty (indemnity) insurance policy
- Soil classification report certified by an engineer (based on a sandy site)
- Contour feature survey of your site by a surveyor
- Re-Peg the boundaries of your site by a surveyor
- Water corporation application fees (standard new build)
- 6-Star energy efficiency compliance report
- Certificate of design compliance report
- Building permit fees paid to the relevant council
- Colour consultation meeting with our interior designer

## SLAB & BRICKWORK

- Concrete footings & slab certified by an engineer (based on flat a sandy site)
- Termite prevention treatment under the house slab, garage hardstand & around perimeter of the house
- Double clay brick cavity walls to the external of the house
- Selection of face bricks for external walls
- Vertical cored clay bricks for internal walls throughout
- Timber door frame to the entry (single rebate)
- Metal door frames to internal doors throughout
- Aluminium framed windows and sliding doors with breeze-lock to all windows & a wide range of frame colours
- Metal electric / gas combination meter box

## ROOF, PLASTERING & CEILINGS

- Treated timber roof frame (25 degree pitch), with fibre cement lining to the garage, portico & alfresco ceilings
- Colorbond roof cover, gutters, fascia & downpipes
- Colorbond flumes connected to exhaust fans & rangehood
- Sand finish render to front elevation, including a feature colour to portico (where applicable)
- Float & set plaster to all internal walls throughout
- Metal beads installed to all trafficable corners
- Plasterboard ceilings with cove cornice throughout house
- Insulation (R4.0) above ceiling throughout house & garage

## CABINETWORKS

- Stone benchtops to the kitchen (20mm thick, square edge)
- Laminate benchtops to ensuite & bathroom
- Laminate board cabinetry custom made as per plan
- Soft close doors & drawers to cabinets in the kitchen
- Pantry & linen cupboards with full shelving
- Dishwasher recess with cold water tap to the kitchen
- Robes with shelf & rail to bedrooms, including mirrored sliding doors & soffit ceiling above (where shown on plans)

## TILING & PLUMBING FIXTURES

- Stainless steel double bowl sink to kitchen
- 45L stainless steel trough in metal cabinet to laundry
- White china basin to ensuite & bathroom
- White acrylic bath tub to bathroom
- Chrome plated metal mixer tapware throughout
- Close coupled dual flush toilet suites to toilets
- Pivot door shower screen to ensuite & bathroom
- Mirror above cabinets to ensuite & bathroom
- Chrome plated metal towel rail to ensuite & bathroom
- Chrome plated toilet roll holder to every toilet
- Ceramic wall tiling (P.C. \$44/m<sup>2</sup>) - 200mm high splashbacks over benchtops, 2000mm high in showers
- Mitred tiling finish to tiled corners
- Ceramic floor tiling (P.C. \$44/m<sup>2</sup>) - 200mm high skirting to ensuite, bathroom, laundry & toilets
- Chrome plated metal floor wastes to wet areas

## DOORS, PAINTING & ELECTRICAL

- Selection of designer doors with Trilock to entry
- Solid core door with lever handle & deadlock to garage
- Flush panel doors internally throughout
- Selection of lever door handles to internal doors
- Privacy locks to door handles in ensuite, bathroom & WC
- Internal painting to all ceilings, doors, door frames, shelving fronts (internal walls are not included)
- External painting to all beams, posts, meterbox & sand finish render (where applicable)
- Double GPO & light point in every room
- GPO to dishwasher recess in the kitchen
- Light point outside every external door & in garage
- Hard wired smoke alarms interconnected with battery
- Quality 900mm wide stainless steel appliances:
- Stainless steel electric fan forced oven
- Stainless steel gas cooktop
- Stainless steel canopy range hood
- Continuous flow instantaneous gas hot water system

## MISCELLANEOUS ITEMS

- Clear glazing to windows & sliding doors throughout with obscure glazing to ensuite, bathroom & WC windows
- Flyscreens to all opening windows & flyscreen doors to opening sliding doors
- Brick paving to driveway (6m maximum), front path, portico & alfresco
- Colorbond sectional garage door automatic with remotes
- Natural finish concrete hardstand to garage
- Site amenities as required throughout construction
- Thorough internal house clean prior to handover
- Defects liability period for 6x months after handover
- Structural warranty period for 25x years after handover

**NOTE:** This is a standard specification which is to be used as a guide of inclusions only and is superseded by the Pre-Contract Quotation & Addenda