



Sheppard Homes Pty Ltd

LIC NO 1095687
ABN NO 91 118 944 246

CROWN INVESTOR SPECIFICATIONS

OWNER: _____ DATE: _____

SITE ADDRESS: _____

ALWAYS CIRCLE AND TICK WHERE NECESSARY

✓

1 GENERAL

- A** These specifications specify finishes and/or materials to be used in the construction of building work referred to in the Building Contract entered into between the Builder and the Owner. The specifications may be varied by agreement between the Builder and the Owner by means of Variation.

All building work to be undertaken in accordance with this Specification shall comply with the Building Act 1991 as amended (incorporating the Building Code of Australia).

- B** Unless otherwise specified the **OWNER/** **BUILDER** is responsible to provide the house site clear of any obstruction to building including removal of long grass, shrubs and trees where necessary.

- C** The **OWNER /** **BUILDER** is responsible for the provision of access suitable to allow trucks as normally used in the building industry to drive in and out of land. Should access not be available, the Builder may, to the expense of the owner, carry out such works to enable access.

- D** Unless otherwise specified, the contract price allows that house water supply will be available from an existing main of the Local Authority prior to commencement of construction. Where no such water supply exists, the proprietor is to arrange at his expense, a temporary fresh water supply for building purposes by means satisfactory to the Builder, and must be available prior to the commencement of construction. This contract also allows for single phase/240 volt power to be available prior to and during construction. Where no such power is available, the owner must supply temporary power, satisfactory to the Builder and at the Owner's expense.

✓

CLIENTS INITIALS: _____ BUILDERS INITIALS: _____


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E Designed wind rating of the works / **N3** will be at an extra cost

F Termite Protection as applicable to be Termicide Non Toxic Termite Barrier.

✓

G Statutory Obligations, Notices, Approvals and fees, the following applications, notices, approvals and fees are the responsibility of the **OWNER/**

H Engineer's soil report to be provided by the **OWNER/**

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7 CARPENTRY AND INTERNAL FINISHES

- A** All carpentry materials as per plan shown below to be supplied by the builder. ✓
- B** The grading and species of timber framing as per plan. M G P 10. M G P 12. ✓
- C** Timber sizes not shown on plans are to be in accordance with the 'TRADAC' timber framing manual. ✓
- D** Front door to be selected from Builders Range
 - 1. **PMAD101 With Clear Glass**
 - 2. **PMAD104 With Clear Glass**
 - 3. **PMAD04 With Clear Glass**
 - 4. **PSC7**

E Rear/side laundry door to be **READYCOAT FLUSH HARDBOARD** 1/3 GLASS

OTHER: _____

F Architraves to be 42mm: COLONIAL

G Skirting to be 68mm: COLONIAL

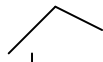
H Internal walls lined with 10mm plasterboard ✓

I Garage wall 110mm single skin brick/piers ✓

J Internal Ceiling will be lined with 10mm Uni-Span plasterboard ✓

K All wet areas will be lined with 6mm Villaboard ✓

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✓

L Cornice to be 90mm. Cove

✓

M Internal doors to be selected from builders range

STANFORD

OTHER _____

N Built-in robes to be:

GYPROCK SLIDERS

OTHER _____

O Linen Cupboard to be:

GYPROCK SLIDERS

OTHER _____

P Internal door handles to be Whitehall Range with Chrome back-plate.

✓

OTHER _____

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11 PLUMBING FIXTURES

A Kitchen sink to be Oliveri 1¾ bowl and Flick Mixer stainless steel. (Left Hand Bowl Round Edge or Right Hand Bowl Round Edge) ✓

B All other tap ware to be Entice Range - Chrome

OTHER _____

C Dishwasher provision YES /NO TO BE CONFIRMED BY CABINET MAKER ONLY ✓
Note: Power and plumbing will be placed under sink (cold water only)

D Laundry tub to be Robin Hood 45 litre S/Steel Laundry Tub & Cabinet 55cm wide. ✓
OTHER _____

E Bathroom shower screens to be powdercoated aluminium frame with clear glass
 PIVOT SLIDING

F Bath: STANDARD Size: 1500 Shape: RECTANGULAR ✓

G Hot water System to be Gas Rinnai Infinity 25HWS/V1200 HWS ✓
Rinnai Recess Box to suit 25 & V1200
Rinnai Standard Controller ✓

H 2 Exterior Taps - One Front / One Rear ✓

I Additional Inclusions: YES NO

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12 ELECTRICAL

A Oven/ Hotplate to be: **WALL OVEN (Laminated Tower) and SEPARATE HOT PLATE**



B TYPE OF APPLIANCE (Note: Check with Client Before Stove Cut-Out)

Oven: **TECHNIKA FAN FORCED OVEN S/S**

Hotplate: **CERAMIC COOKTOP S/S**

Rangehood: **TECHNIKA 600MM S/S FIXED**

Dishwasher: **TECHNIKA BELLISSMO S/S**

C NUMBER OF POINTS AND FIXTURES

TV Point 2 Single Power Point 7 Double Power Point 13

Light Fittings Throughout YES Rangehood 1 Dishwasher Point 1

Heater Exhaust with Light 2 Telephone Point 2

Exterior Weatherproof Point Outdoor Living area 1

Ceiling Fan/Lights Bedroom Only 4 Lights 17

Power point for Garage Door 1

Castel TCL 2.5h.p. Air-Conditioner to Family Room 1

D Length of underground mains included

(16) metres

Overheads (25) metres

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19 ADDITIONAL INCLUSIONS AND NOTES

- A** Verticals throughout ✓
- B** Patio under roof as per plan ✓
- C** Sliding doors to have deadlocks ✓
- D** Gainsborough 540 Series double cylinder deadlocks to front entry door ✓
- E** 3 Draws to vanity in both bathroom and ensuite with chrome handles ✓
- F** 3 in 1 Heat/Exhaust/Light Fitting to bathroom & ensuite ✓
- G** Chrome bathroom fittings and 2 towel rails for both bathroom & ensuite ✓
- H** 1 L/M overhead cupboards ✓
- I** Dishwasher supply and install ✓
- J** One phone point in kitchen and one in main bedroom ✓
- K** Door stops and catches throughout. 75mm white cushion stops to wet areas ✓
- L** 1800mm High Butted Paling Fence in treated timber to rear & side boundaries to front of house and one metal gate ✓
- M** Exposed driveway and path ✓
- N** Tiles surrounding bath to be 1100mm ✓
- O** Path outside laundry door and external doors to be 750mm wide by length of door except patio door. ✓
- P** Insulation Batts to Ceilings ✓
- Q** Powder Coated Letterbox - Design 1. Keg 2. Milk Can 3. Pillar Box
Coloured to match window colour ✓
- R** Security Screens and Security Doors ✓
- S** Ceiling Fans to all bedrooms ✓
- T** Auto Panel Lift Garage Door ✓
- U** 2.5 hp Reverse Cycle Air Conditioner ✓
- V** **Range Hood to Kitchen** ✓
- W** Fully landscaped and gardens provided ✓
- X** Main Floor fully tiled, Carpets to all bedrooms and Lounge and Dining Room ✓

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LANDSCAPING

TURF

Builders grade turf to front and rear yard. To be laid on prepared and shaped topsoil free of weeds and builders debris. Turf to be treated with pesticides prior to being harvested and bought to the site. Properties will be shaped to allow the correct overland flow of storm water. Yard gully pits and all necessary drainage to be installed as required. No area of the yard will be allowed to let water pond. All turf to be rolled with heavy-duty drum roller to remove undulations.

✓

LANDSCAPING

Install 36 square metres of garden beds including coloured concrete edging, topsoil, river gravel and all other necessary preparation.

✓

IRRIGATION SYSTEM

To front yard only (manual operation) – Connection is to be directly off the 25mm mains supply into the property. Connection to be at a point closest to the front tap.

Sprinklers to lawn areas to be Hunter PGP popup to large lawn areas and Hunter PSO2 to smaller lawn areas beside driveways. Garden bed sprinklers to Hunter POP with fixed position spray heads. All pipes to be 19mm LDPE trenched into the ground and professionally installed (or similar).

✓

RETAINING WALL

20 metre retaining wall to left hand side of boundary

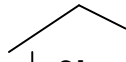
✓



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COLOUR SELECTION			
CLIENT			
ADDRESS			
EXTERIOR			
	SELECTION	COLOUR	
BRICKS			
MORTAR			
ROOF			
WINDOW			
GARAGE DOOR			
FRONT DOOR			
EXTERIOR PAINT			
Solver Paints: Interior walls Velvetsheen; Ceiling Ultra Cover; Interior Doors/Skirting Full Gloss Enamel; Exterior Duraguard Gloss; Render/Bagging Duraguard Masonry Matt; Pergolas Duraguard Low Sheen.			
GUTTER		EAVES	
FASCIA		PERGOLA	
GABLE		METER	
DOWNPIPES			
TRIM		RENDER/CLADDING	
INTERIOR PAINT			
CEILINGS		SKIRTING	
WALLS		DOORS	
NOTE: ALL PAINTS ARE -			



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CROWN INVESTMENT SPECIFICATION

KITCHEN			
BENCHTOPS		DOORS	
HANDLES		DRAWS	
NOTE: ALL LAMINEX COLOURS ARE FORMICA			
BATHROOM			
FRAME COLOUR		ENSUITE	
SHOWER		FRAME COLOUR	
MIRROR		SHOWER	
ROBE FRAME		MIRROR	
FLOOR COVERINGS			
CARPET			
VINYL			
TILE SELECTION			
FIXTURES			
CLOTHESLINE			
VERTICALS			
DOOR HANDLES			
OTHER			
TILES			
AS PER SELECTION FORM ATTACHED			
I/We the undersigned agree the above colour selections are correct			
CLIENTS SIGNATURE:			
DATE:			