

Anything but standard.

Quality designer standard inclusions.

HEAD OFFICE

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Nostra Homes and Developments Pty Ltd standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be displayed in our homes may not be included in our standard specifications. Carpets, tiles and bricks provided as standard are from the category 1 builders range only.

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The Nostra standard.

NOTE: Contract Documentation, Bonus Packages and/or Variations may alter or overrule any items listed herein.

CLIENT SIGNATURE

DATE

GUARANTEE

- ▶ 25 year structural guarantee
- ▶ Public liability insurance
- ▶ Construction insurance
- ▶ Warranty insurance
- ▶ Builders insurance

AUSTRALIAN MADE KITCHEN

- ▶ 20mm stone to all benchtops within kitchen
- ▶ 20mm stone waterfall to kitchen island bench (2 end panels)
- ▶ Laminate cabinetry and doors
- ▶ Laminate overhead cupboards including bulkhead above
- ▶ Overhead cupboard to fridge space and rangehood
- ▶ Shadow line to base cupboards and drawers
- ▶ Overhead cupboards with finger pull opening
- ▶ 2 x Pot drawers either side of oven (refer to plans)
- ▶ Double end bowl stainless steel sink with chrome mixer
- ▶ Tiled ceramic splashback to kitchen with your choice of colour and size

BLANCO APPLIANCES

- ▶ World class and European made
- ▶ 900mm, 9 function, built in electric underbench oven (BOSE99XP)
- ▶ 900mm squareline gas cooktop (BCG95XFFC)
- ▶ 700mm High powered motor undercupboard rangehood (BRU70X)
- ▶ Externally vented rangehood flute

BATHROOM AND ENSUITE

- ▶ A choice of 6 Vitreous china designer basins with chrome flick mixers
- ▶ Full laminate cabinets and benchtops
- ▶ Shadowline with finger pull to vanity
- ▶ Recessed laminate kicker to vanity
- ▶ Semi frameless pivot door screen to all showers
- ▶ Wall mounted armada shower set on rail with chrome mixer
- ▶ Tiled shower base to all showers
- ▶ Up to 1800mm wide tiled shower base to ensuite (refer to plans)
- ▶ 2 metre high ceramic wall tiles to shower walls with your choice of colour and size

- ▶ Polished edge mirrors 950mm high by the width of the vanity
- ▶ Ceramic wall tiles 200mm above vanities
- ▶ 1665mm white acrylic bath tub with chrome flick mixer and spout
- ▶ Ceramic wall tiles 400mm above bathtub
- ▶ Ceramic tiles from Bath edge to floor
- ▶ Chrome towel rail holder to bathroom and ensuite

CARPETS AND TILES TO ENTIRE HOME

- ▶ Your choice of laminate flooring or 450mm x 450mm Ceramic floor tiles to main living areas and main hallway (excluding study, family, theatre) to ground floor only
- ▶ Your choice of 450mm x 450mm Ceramic floor tiles to bathroom, ensuite, toilet and laundry (as per plans)
- ▶ Carpet to all bedrooms and remainder of the home (refer to standard plans for layout)

CEILINGS

- ▶ 2590mm high ground floor ceilings on all designs
- ▶ 2440mm high ceilings to first level of double storeys
- ▶ 90mm cove cornices throughout entire home

BRICKWORK AND EXTERNAL CLADDING

SINGLE STOREY HOMES

- ▶ Selection of bricks from builders range
- ▶ Brick infills above all windows including facade
- ▶ Brick infills above garage facade

DOUBLE STOREY HOMES

- ▶ Selection of bricks from builders range to ground floor
- ▶ Choice of colour render finish to precoated polystyrene panels to first floor
- ▶ Brick infills above windows and external doors to entire ground floor
- ▶ Brick infills above garage

FOUNDATION

- ▶ Allowance for up to 300mm cut and fill for level building platform
- ▶ Engineered H1 Class 25mpa concrete slab, 400mm thick with SL82 steel reinforcement

FRAMING

- ▶ Stabilised machine graded pine (MGPI0) wall frames with laminated veneer lumber lintels and beams
- ▶ 450mm stud wall spacing throughout entire frame, including load and non-load bearing walls
- ▶ Engineered designed roof trusses at a 22.5 degree pitch
- ▶ Certain double storey designs are flat deck specific

FACADE

- ▶ Architecturally designed facades
- ▶ Facade includes either full or part render as noted in approved architectural drawings

GARAGE

- ▶ Electric Panel lift Colorbond garage door with 3 remote controls - 2 hand held and 1 wall mounted
- ▶ Brickwork above front garage door supported by steel lintel beam
- ▶ Double powerpoint to garage
- ▶ Double LED tube lighting to garage
- ▶ 2040mm x 820mm Internal Access door with Gainsborough brushed chrome passage handle
- ▶ 2040mm x 820mm External Access door with keyed lock entrance set to gain access to the rear yard

SECURITY

- ▶ Keyed locks to all windows
- ▶ Gainsborough trilock entrance set to front entry door providing increased security

ELECTRICAL

- ▶ LED Downlights to living, hallway and kitchen living areas (as per plan)
- ▶ Batten holder lights to remainder of home
- ▶ Two Double Powerpoints to master bedroom

- ▶ One Double powerpoint to each room
- ▶ One Telephone point
- ▶ Two T.V Points
- ▶ One Rear flood light
- ▶ Batten holder light to front porch
- ▶ Direct hard wired smoke detectors
- ▶ Exhaust fan to main bathroom
- ▶ Exhaust fan to ensuite
- ▶ Safety switches - residual current devices

LAUNDRY

- ▶ Laminate cabinet with drop in trough and chrome mixer
- ▶ Stainless steel 45lt insert trough

TOILETS

- ▶ Vitreous china close couple suite, with soft close seat
- ▶ Toilet roll holders

DOORS AND FINISHES

- ▶ Front Entry Door: A choice from a selection of 2040mm high x 820mm wide Hume doors with Gainsborough trilock entrance set
- ▶ Internal Doors: 2040mm high flush panel doors with Gainsborough brushed chrome passage handles
- ▶ Air cushioned door stops to all internal doors
- ▶ External Laundry Door: 2110mm high x 1450mm wide glass sliding door with aluminium frame (floor plan specific)
- ▶ Chrome cylinder knob to robe and linen cupboards

SKIRTING AND ARCHITRAVES

- ▶ 100mm high tiled skirting to laundry, bathroom, ensuite and toilet
- ▶ 67mm x 18mm Primed MDF skirting boards to remainder of home
- ▶ 67mm x 18mm Primed MDF architraves around doors and windows

SHELVING

- ▶ One 450mm deep shelf to all walk in and built in robes
- ▶ Chrome hanging rails to all walk in and built in robes

- ▶ Four 450mm deep shelves to walk in pantry or pantry
- ▶ Three 450mm deep shelves to all linen cupboards

HEATING

- ▶ Bonaire gas ducted heating with thermostat, number of points and unit size are floor plan specific

BALCONIES - FLOOR PLAN SPECIFIC

- ▶ Refer to working drawings for balcony detail

HOT WATER SYSTEM

- ▶ Rinnai gas boosted solar hot water unit, 5 star rated with never ending flow of hot water

PAINT

- ▶ Dulux 3 coat paint system - 2 full coats initially with 3rd full coat to walls painted prior to handover
- ▶ Dulux Washable Low Sheen Acrylic Paint to all internal walls
- ▶ Flat Acrylic Paint to all ceilings
- ▶ Dulux High Gloss Enamel Paint to all interior woodwork
- ▶ Dulux High Gloss Enamel Paint to all internal doors
- ▶ Exterior Grade Paint to all exterior woodwork

STAIRS - FLOOR PLAN SPECIFIC

- ▶ Refer to working drawings for staircase detail

WINDOWS

- ▶ Aluminium awning windows to front facade
- ▶ Sliding windows with clear glazing to remainder of home
- ▶ Keyed locks to all windows
- ▶ Double Storey floor plans only: Double glazing to all windows only (does not include sliding doors or double glazing for additional windows added to home)

ALFRESCO - FLOOR PLAN SPECIFIC

- ▶ Flat Acrylic paint to complete plasterlined ceiling
- ▶ Concrete floor which is poured at slab stage

ROOF TILES

- ▶ Selection of concrete roof tiles from builders range
- ▶ Zinc flat deck metal roofing to certain double storey designs

ROOF PLUMBING

- ▶ Colorbond fascia
- ▶ Colorbond gutters
- ▶ Colorbond downpipes
- ▶ Colorbond cappings
- ▶ Maintenance free and corrosion performance
- ▶ Note: Zinc flat deck roofing comes with zinc box gutters

INSULATION

- ▶ Sisalation wall wrap
- ▶ R1.5 wall batts to external walls
- ▶ R2.5 insulation wool to ceiling cavity to all habitable rooms

PRELIMINARIES

- ▶ Soil test by a geotechnical engineer
- ▶ Site survey by a certified land surveyor
- ▶ Required council documents and building permits
- ▶ Personalised one on one colour selection at Nostra Select Showroom

CONNECTIONS

- ▶ Connections to stormwater, sewer, mains gas, mains water and underground power connections based on a maximum 5m home set back on an allotment up to 612m2 (excludes consumer connection fees and utility account opening fees)
- ▶ 2 Garden taps provided - 1 inside the front boundary and 1 attached to the rear of the home