

# Anything but **standard.**

Quality designer standard inclusions.

**HEAD OFFICE**

29 KEILOR PARK DRIVE,  
KEILOR PARK VIC 3042

**T:** (03) 8331 3500  
**E:** [INFO@NOSTRAHOMES.COM.AU](mailto:INFO@NOSTRAHOMES.COM.AU)  
**W:** [NOSTRAHOMES.COM.AU](http://NOSTRAHOMES.COM.AU)

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 one side of kitchen island bench with backdrop
- ▶ Designer colour range laminated overhead cabinetry including 20mm overhang & painted plaster feature bulkhead above
- ▶ Designer colour range laminated base cabinetry including recessed-rails  
Note: 16mm shadow line to base cupboards and drawers if standard handles are chosen. Shadowline is not applicable to recessed-rails.
- ▶ Laminate overhead cupboard to fridge space with open shelf
- ▶ Two pot drawers either side of oven (four in total, refer to plans)
- ▶ Double end bowl stainless steel sink with chrome mixer
- ▶ Tiled ceramic splashback to kitchen with your choice of colour
- ▶ Cold water point to fridge cavity

### SMEG APPLIANCES

- ▶ World class and European made
- ▶ 900mm, Smeg classic thermoseal, built in electric underbench oven (SFA9310XR)
- ▶ 900mm, Smeg 5 burner gas cooktop (CIR93AXS3)
- ▶ 900mm high powered Smeg concealed undermount rangehood (PUM901X)
- ▶ 600mm, Smeg underbench freestanding dishwasher (DWAU6214X)
- ▶ Externally vented rangehood flute

### BATHROOM AND ENSUITE

- ▶ 20mm stone to benchtop vanity
- ▶ A choice of 6 Vitreous china designer basins with chrome flick mixers
- ▶ Full laminate cabinets including recessed-rails  
Note: 16mm shadow line to base cupboards and drawers if standard handles are chosen. Shadowline is not applicable to recessed-rails.

- ▶ Recessed laminate kicker to vanity
- ▶ Semi frameless pivot door screen to all showers
- ▶ Wall mounted shower set on rail with chrome mixer
- ▶ Tiled shower bases to all showers
- ▶ Minimum 1200mm ensuite shower (refer to plans)
- ▶ 2 metre high ceramic wall tiles to shower walls with your choice of colour
- ▶ 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/LAMINATE TO ENTIRE HOME

- ▶ Your choice of laminate flooring or 450mm x 450mm Ceramic floor tiles to main living area, kitchen, meals 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, passage doors and garage door

#### DOUBLE STOREY HOMES

- ▶ Selection of bricks from builders

- ▶ range to ground floor
- ▶ Choice of colour render finish to 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 as a minimum

### FRAMING

- ▶ Provide recommended lintels and beams as per engineering
- ▶ Stabilised machine graded pine (MGP10) wall frames
- ▶ 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

### ELECTRICAL

- ▶ Automated Go Smart technology to all standard 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

- ▶ Full laminate cabinet with recessed-rails base cabinetry and benchtop
- ▶ Stainless steel 45lt insert trough and chrome mixer

### TOILETS

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

### SECURITY

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

### DOORS AND FINISHES

- ▶ Front Entry Door: A choice from a selection of 2040mm high x 820mm wide glass insert solid core 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

### STAIRS - FLOOR PLAN SPECIFIC

- ▶ Carpet lined, refer to working drawings for staircase detail

### 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

### 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

### 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

### BALCONIES - FLOOR PLAN SPECIFIC

- ▶ Refer to working drawings for balcony detail

### 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
- ▶ Asset protection

### 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