



## Fox Modular Specification

### EXTERNAL

- Designer front facade
- Aluminium glazed door to entry
- Precast concrete base
- Termite barrier to all external walls
- Engineered steel wall frames and roof trusses
- Fibre cement sheeting to eaves and external ceilings
- External painting and finishing
- Colorbond® cladding horizontally laid with thermal break
- R2.5 insulation to walls
- Colorbond® sheeted roof with Anticon
- Colorbond® downpipes, slotted gutters and flashings
- Jason Windows powder coated aluminium doors and windows including mesh flyscreens (flyscreens not included to stacker doors, bifold doors and hinged external doors)
- Breezelock to all windows
- Obscure glazing to bathrooms, ensuites and toilets
- Heat pump hot water system
- 2 external taps

### INTERNAL

- Vinyl plank flooring to main living areas and passageways
- Carpet to bedrooms and robes with underlay
- Painting to all walls, ceilings, doors, door frames, skirtings and architraves (Wattyl Calcium throughout)
- Built-in wardrobes including shelf and rail, four open shelves and sliding mirrored doors
- Linen cupboard with four shelves
- Internal flush panel doors with lever set door furniture
- Internal steel joinery with timber architraves
- Plasterboard lined walls and timber skirting
- 2400mm high plasterboard lined internal ceilings with R4 insulation batts including cornice

### KITCHEN

- Precform edge laminate benchtops
- Laminated custom cabinetry with ABS edging and soft close hinges
- Overhead cupboards and laminated pantry
- Westinghouse 600mm stainless steel electric oven
- Westinghouse 600mm stainless steel gas hot plate
- Westinghouse 600mm stainless steel rangehood
- Tiled splashback to underside of overhead cupboards
- Seima stainless steel 1 3/4 bowl sink with single drainer
- Alder mixer tap (chrome or black)
- Dishwasher recess with cold plumbing and single GPO

### ELECTRICAL

- Split system reverse cycle air conditioner to main living area
- Data pack including phone, data and TV points (3 total)
- Double power points throughout
- Hardwired smoke detectors
- 1 external up down light to entry
- 1 external weatherproof power point
- 8 LED downlights per module

### BATHROOM AND ENSUITE

- Precform edge laminate benchtops
- Laminated cupboards with ABS edging and soft close hinges
- Seima above counter china basin
- Seima 1520mm acrylic bath (*where included*)
- Ceramic floor and wall tiles to wet areas from standard range
- Hobless shower recess
- Framed pivot doors to showers
- Seima dual flush back to wall toilet suite with soft close lid and china cistern
- Frameless mirror to full width of vanity
- Flumed extractor fan
- Chrome hand shower with rail
- Alder tapware to bath, shower and vanity
- Chrome floor waste

### LAUNDRY

- Seima stainless steel 45L trough
- Precform edge laminate benchtops
- Laminated cupboards with ABS edging and soft close hinges
- Alder mixer tap (chrome or black)
- Chrome washing machine tapset
- Chrome floor waste

### GENERAL

- 10 year structural warranty
- Indemnity insurance
- 6 month maintenance period (Fox install only)
- Contour survey\*
- Soil classification\*
- Energy assessment
- Structurally certified design
- Shire and Water Corporation application fees
- Prestart colour and materials consultation

signature

date