



NAPIER

FLOOR AREA:	146.16m ²
OUTDOOR AREAS:	39.96m ²
TOTAL AREA:	186.12m ²

Napier



Delivering the Promise

This was always a very popular home but with a few clever design changes and an appealing modern elevation, it has a complete new lease of life. Shown here with separate dining and living, if you prefer we can eliminate the wall and create the ultimate in open plan living, which leads onto the optional fresco. We can also convert Bed 4 to a study if this suits you better. Raked ceilings are also included to living areas.



Standard Features

FLOORS

'Strong Silent' concrete floor is standard in all homes, it is maintenance free, stable and quiet to live in. Termite resistant.

FOOTINGS

Floor structure supported on concrete footings set on ground.

ROOF SHEET

Zincalume roof sheets and flashings with colourbond fascia. [Colorbond roof sheets optional.

WALL FRAMES

All zincalume R 75 x 32 x 1.0 steel channel sections. All joints welded.

CYCLONIC

Cyclonic construction upgrade optional.

ROOF ELEVATION

Choice of elevations available (Skillion, Gable).

OUTSIDE WALL SHEET

Hardiplank cladding fixed as recommended. [Other options including fully rendered finish available].

INSIDE WALL SHEET

Smooth flush jointed gyprock generally and 9mm Villaboard to shower recesses.

INSULATION

Fully insulated with Anticon under roof sheet, reflective foil under outside wall sheet and pink batts to external walls and ceiling.

DOORS

Solid core feature front door. Flush solid core rear door (if applicable) Flush panel internal doors. Quality internal door handles.

SKIRTINGS

Painted MDF Skirting.

WIRE DOORS

Barrier doors with keyed locks and cord restraints, manufactured from strong extruded section to hinged doors.

WINDOWS

Attractive maintenance free lockable aluminium windows and sliding doors with flyscreens (choice of colours).

PAINTING

House fully painted internal and external with quality paint to client selection.

ELECTRICAL

Generous amounts of lights and double power points provided in all designs. Attractive Oyster light fittings are installed. All electrical is complete and tested within the house, prior to delivery. Hard wired smoke detectors included.

WATER HEATER

Energy efficient Gas instantaneous (Solar or Heat Pump optional).

KITCHEN

Individually constructed vinyl wrapped kitchen and vanity cupboards in with 'C' handles to feature the laminate colours you select. Inside of cupboards have easy to clean white melamine finish Includes soft closing drawers.

- Your choice of Post Form or Square Form bench edging
- 600mm Stainless Steel Fan Forced Electric Oven
- 600mm Stainless Steel Electric Hotplate
- Overhead cupboards if shown on plan (Rangehood optional)
- Double bowl / Single drainer Stainless Steel sink with flick mixer tap
- Laminated or Built-In Pantry
- Exhaust fan
- Set of four Drawers
- Set of three Pot Drawers

WET AREAS

- 45L stainless steel trough or bench with insert trough (Refer to plan)
- Automatic washing machine taps
- Quality tapware
- Mirror full width of vanity top.

- Double Towel rails, toilet roll holder and door buffers.
- Dual flush water saving cistern
- 2m high tiling to shower recess
- Exhaust fan to bathroom/ensuite
- Inset Ceramic basin to bathroom/ensuite
- Privacy locks to bathroom/ensuite
- Drawers to Bathroom/Ensuite (as per plan)
- Pivot or glass sliding door to shower

TILING

Select from our large range of ceramic floor and wall tiles for the kitchen, bathroom, laundry and toilet. Quarry tiles to porches where shown are also included.

LINEN/ROBES

Built in robes, walk-in robe and Linen cupboards with white melamine Shelving as shown on plan.

CEILING FEATURES

Raked ceilings etc as shown on plan.

PHONE & T.V POINTS

One of each

FLOOR COVERINGS

Wet areas only. Available for other areas from our standard range.

VERANDAHS & CARPORTS

Optional. Eaves can be deleted and

pitching plate provided for future verandahs.

"GREEN" OPTIONS

Solar Power (Photovoltaic cells) Grey Water recycling, Rainwater capture, all available on request.

APPROVALS

All plans, working drawings, Indemnity Insurance, Engineering approval and Shire application fees included. Additional fees apply if Development Approval required.

DELIVERY

Pricing is based on delivery and site erection on a level accessible site up to 200km from Perth. Cartage cost over 200km quoted on request (Site works not included.)

DEFECTS LIABILITY

6 Months

STRUCTURAL WARRANTY

6 Years

Note: (Design and or Specification may need to be amended to suit energy zoning as per BCA requirements).

