



# BENCHMARK SPECIFICATION

## OUR COMMITMENT & SERVICES

- WA owned independent builder
- Award winning member of HIA
- Housing & indemnity insurance
- Lifetime structural warranty
- BCA compliant energy rating
- Offered maintenance inspection at end of 6 month defect liability period
- Engineer's site inspection report
- Feature contour survey by qualified surveyors
- Standard local authority and Water Corp fee
- 10m sewer run included
- 6m water run included
- 20m gas run included
- Anti-termite protection treatment with certificate of guarantee
- 5 star energy efficient gas storage hot water system (160L)
- HIA fixed price contract
- Individual design service
- Obligation free site visit & appraisal
- Independent finance advisory service available

## DOORS & WINDOWS

- Powdercoated aluminium window & door frames throughout in wide range of colours
- Obscured glazing to bathrooms, ensuites, WCs & powder rooms
- Keyed vent locks to all opening windows
- Flyscreens to sliding doors & opening windows
- Corinthian Pilbara entry door w/ draft stopper
- Corinthian Redicote flush panel internal doors throughout
- Gainsborough Contemporary Series Trilock to entry & Gainsborough Contractor 500 lever lockset with Contractor 550 double deadlock to garage entry
- Secure solid core door from garage to home
- Gainsborough Instyle leverset door handles throughout
- Privacy sets to WCs, bathrooms, ensuites & powder rooms
- Melamine sliding doors to linen & robes in bedrooms (where shown)
- Deadlocks (including mortice locks to sliding doors) to all external doors (keyed alike)

## ELECTRICAL & APPLIANCES

- Double power points throughout including laundry & garage
- One ceiling light to every room
- Flumed exhaust fans to all ensuites, bathrooms, WCs & powder rooms
- Telephone point & TV point
- Smoke detectors as per BCA requirements
- RCDs as per BCA requirements
- Westinghouse 900mm stainless steel electric oven
- Westinghouse 900mm stainless steel gas hotplates with piezo ignition
- 900mm stainless steel canopy rangehood flumed externally

## KITCHEN, BATHROOM & LAUNDRY

- 20mm Essastone benchtops from builders standard range
- Custom built laminated cabinets with ABS edges in a range of colours
- Soft closers to all cabinet doors and drawers
- Hafele metal door/drawer handles to all cabinetry
- Close coupled ceramic toilet suites with soft closing seats
- Caroma Carboni Seamless inset basins to ensuites & bathrooms
- Caroma Maxton 1525 acrylic bath to ensuites and bathrooms
- Dorf Kip flickmixers throughout
- Caroma Tasman Mk II rail showers to bathrooms and ensuites
- Euro semi-frameless shower screens to ensuites & bathrooms
- Frameless mirrors on clips to bathrooms, ensuites & powder rooms
- Designer, chrome plated metal bathroom accessories from Dorf Kip range to ensuites, bathrooms & powder rooms
- Automatic washing machine taps to laundry concealed in cabinets
- Square stainless steel floor wastes
- Double undermount stainless steel kitchen sink
- Dishwasher recess with cold plumbing & GPO
- Clark 45L flushline stainless steel laundry tub

## INTERNAL FEATURES & FINISHES

- \$44 per sqm wet area tiling allowance
- Floor tiling to bathroom, ensuite, WC, powder room, laundry
- Mitred tiling & two grout colours
- 2m high tiling to showers
- Tiled splashback to underside of rangehood and one row to remainder over tops
- 31c ceilings throughout home
- Full internal painting excluding internal walls
- Durable plaster beads to all trafficable areas inside the home

## EXTERNAL FEATURES & FINISHES

- Engineered concrete slab
- Double clay brick construction
- Acrylic texture finish to front elevation
- Grano hardstand to garage
- Full external painting
- 28c ceilings to garage, alfresco & porch with weatherproof flush lined ceilings
- 75mm coved cornice to all rooms including garage, alfresco & porch
- 25 degree roof pitch
- Colorbond roof cover
- Insulation to required areas
- Double garage with remote control sectional overhead door, including 2 handsets and wall button
- Garden taps to the front & rear of home
- 190 x 190 x 60mm Vista pavers to alfresco, porch, path & driveway (up to 6m long)

\*BOUNDARY WALLS AND INTERNAL GARAGE WALLS ARE 1C FACE BRICK.

BUILDER'S REGISTRATION: 13876

## OFFICE & SHOWROOM

Level 7, 1 Walters Drive, Osborne Park WA 6017 | PO Box 1849 Osborne Park DC WA 6916  
Admin: 9242 0900 | Sales: 9242 0999  
[www.bentragerhomes.com.au](http://www.bentragerhomes.com.au)

## DISPLAY HOURS

Monday & Wednesday: 2pm to 5pm  
Saturday & Sunday: 1pm to 5pm  
Public Holidays: 1pm to 5pm