

# JADE 808 Standard Specifications

## GENERAL CONSTRUCTION

- MBA Fixed price contract
- Master Builders Structural Guarantee
- Six months defects liability period
- All indemnity insurances required
- **100mm Reinforced concrete slab**
- **Termimesh to floor, slab/perimeter**
- **Durable double clay brick construction**
- **Choice of Face Brick, Block or Render**
- Quality aluminium windows, vent locks and flyscreens included
- Double carport with grano hardstand
- Choice of front entry solid doors
- Choice of Gainsborough Trilock or Lockwood entrance sets
- **Patterned doors throughout internally**
- Robes to all bedrooms including door & frame
- Sliders where applicable and when required
- 1 x shelf & rail to all bedroom robes
- **Lever handles to internal doors**
- Metal corner beads to internal trafficable corners and windows as required
- Full painting to ceiling, doors, door frames, Cappings and timber mouldings
- Two external garden taps
- **Minimum 4 Star rated tapware**
- Flickmixers throughout
- **Two television points**
- **Three separate phone points**
- 2 Hardwired smoke detectors
- Safety switches to electrical meter box
- **Double power points (standard layout)**
- External paving allowance 50m<sup>2</sup>
- 31 Courses to main area & 28 courses to remainder
- **R4.0 Ceiling insulation to house**
- Detailed interior commercial clean

## KITCHEN

- Dishwasher recess with power and water
- Postform bench tops
- Wide range of laminate selections
- Laminated cabinet doors & drawers
- Choice of 1 1/2 Bowl, 1 3/4 bowl stainless steel sinks with 4 star sink mixer
- Choice of handles/knobs to all cupboards
- **Appliances – Quality Omega**
  - Hotplate (Gas) stainless steel 900mm
  - Electric oven (fan forced) stainless steel
  - Rangehood (Canopy) stainless 900mm steel flumed through roof
- Pantry cupboard with 4 x white melamine shelves

## ENSUITE AND BATHROOM

- \$40/m2 retail allowance (200 x 200 tiles)  
Note : Larger & smaller tiles will incur extra labour costs
- Floor & wall tiles to bathroom & ensuite include 2000mm high tiling to shower walls
- Ceramic basin and cabinet
- Coroma 4 star dual flushed toilet suite
- Acrylic bath where applicable
- Privacy latches to bathroom / ensuite
- Obscured glass to windows
- Framed clear laminated pivot doors to both showers
- Framed mirrors (slimline) over vanities
- Double towel rails & toilet roll holders
- Combination fan/light to bathroom/ensuite

## LAUNDRY

- \$40/m2 Retail allowance (200 x 200 tiles)  
Note : Larger & smaller tiles will incur extra labour costs
- 45 litre Stainless steel trough with cabinet
- Wall mounted washing machine taps

## INCLUDED as part of the 808 Green Package

- **Rainwater tanks hooked up to toilets and laundry**
- **Greywater System**
- **1 KW Photovoltaic Solar System**
- **Upgrade to Solahart Hot Water System**
- **Lighting package**
- **Cavity wall insulation**
- **Shade Sails**
- **Internal wall painting**

## OTHER

These items can be arranged as Part of the Contract but are not included

- Demolition
- Water meters
- Western Power dome and run in
- Contour survey costs
- Retaining & non standard site costs
- Floor coverings & window treatments
- Courtyard landscaping walls
- Security package
- Letterbox and planters
- Planning & building licence fees
- Strata survey costs
- Crossover, footpath & kerbing
- Landscaping
- Stormwater
- Enclosed garage with sectional door



## JADE 808 DISPLAY AT VERDANT CIRCUIT SEVILLE GROVE

The Jade 808 Green is a sustainable design and constructed at an affordable price.

- ✓ It incorporates: Greensmart Principles
- ✓ Energy efficient – the home achieves a 72% reduction in water use and a 75% reduction in energy
- ✓ Solar passive designed to reduce the need for artificial heating and cooling
- ✓ Solar hot water system
- ✓ Photovoltaic solar system
- ✓ Lighting tapware and appliance selection
- ✓ Designed for people of all abilities
- ✓ Water conservation
- ✓ Low maintenance
- ✓ Waste recycling
- ✓ Achievement of an 8.0 star rating using the Building Energy Rating Scheme
- ✓ A design that encompasses the affordability and longevity of the home

For reliable service and advice please contact:

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**BUILD IT THE RIGHT WAY**

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Designed and built by Jade Projects and offered for sale and construction by Right Homes.

# JADE 808 STANDARD

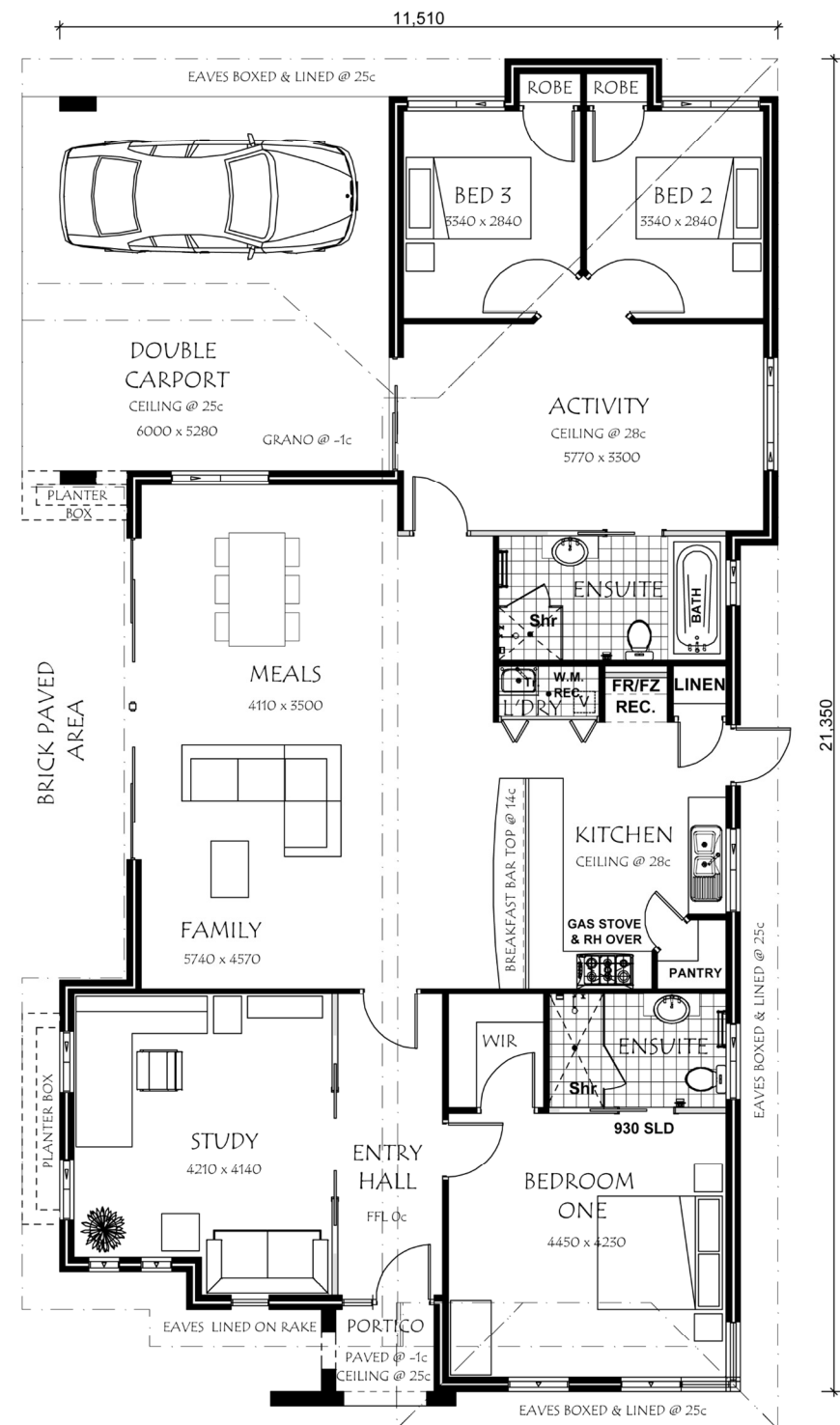
THE **JADE 808** STANDARD SPECIFICATION

# JADE 808 GREEN PACKAGE

**JADE 808 GREEN** package features include:

- ✓ 1 KW Photovoltaic Solar System
- ✓ Lighting package
- ✓ Shade Sails complete with posts
- ✓ Cavity wall insulation
- ✓ Internal wall painting
- ✓ Greywater system
- ✓ Rainwater tanks - 2 at 1620 litre plumbed into house
- ✓ Upgrade to Solahart solar hot water system

THE **JADE 808 GREEN** SPECIFICATION



**JADE 808**

