

GOLDFIELDS HOMES “GOLDEN” SPECIFICATION

This is an upgraded specification to the one, which we’ve used as the basis for 98 M.B.A. Building Excellence awards. No other builder comes close to matching our consistent record of quality. Everything listed is included in our base price.

1. The biggest and best choice of standard plans in the Goldfields.
2. Experienced staff to service you and build your home.
3. Free site inspection, advice, site works costings and quotes.
4. Fixed price Master Builders Association contract – no price rises during construction.
5. Full Specification included with contract.
6. Council building fees paid (excluding headwork’s on multi-residential).
7. Water authority standpipe and service fees paid (excluding headwork’s on multi-residential).
8. Fully comprehensive construction, public liability, workers compensation and Housing Indemnity Insurance.
9. A full six-year structural guarantee on your new home.
10. Class ‘S’ steel reinforced concrete footings and slab to Australian Standards.
11. 120 day defects liability period after handover.
12. Connections to all services on block.

Sewer: up to 35m; Water: up to 20m; Electrical (overhead): up to 10.
13. Bi flex white ant treatment below concrete slab and to perimeter to Australian Standards.
14. Insulation to external walls and minimum R4.1 Insulation to ceilings as per the building code of Australia changes. All of our homes achieve a minimum 6 star energy rating
15. Sturdy T2 termite treated blue pine wall frame, ceiling and roof framework to Australian Standards (steel frame is available option if you prefer as a variation).
16. Quality aluminium sliding windows and sliding doors with flyscreens and flydoors in your choice of standard colours.
17. Keyed alike locks to sliding doors and to sliding windows.
18. Waterproof flashings around all windows and sliding doors.
19. Obscure glass to bathrooms and WC’s.

20. Quality 100mm steel posts as shown on plans.
21. Wide choice of front elevations available with all plans.
22. Wide choice of 2c clay feature bricks – up to \$2,400 per 1000 incl GST any Perth retail list price (Midland, Austral or BGC). We include transport to Kalgoorlie.
23. Choice of mortar colours– raked or stuck and brushed joints.
24. Carramar yellow brick sand
25. Colorbond roof, gutters, fascia and downpipes.
26. Garage front, with personal access door.
27. Colourbond Sectional O/H Garage door with 2 handsets.
28. Corinthian Enviroseal solid timber external door frames as per plans.
29. Feature solid core front door – Corinthian Madison PMAD104 with translucent glass or equivalent value of choice and PMADSL104 sidelight with translucent glass or equivalent value where shown on plan.
30. Corinthian or Hume Redicote flush panel internal doors.
31. 10mm Plasterboard lining to walls and ceilings. Steel reinforced edges to all external corners and to upper 3 sides of all windows.
32. Water resistant Compressed Cement lining board to wet area walls for extra protection.
33. 25mm M.D.F. timber internal door frames, water resistant timber to wet areas.
34. 67mm M.D.F. preprimed architraves around all door frames. Choice of colonial, lambstongue or splayed.
35. 67mm or 92mm M.D.F. preprimed skirting. Choice of colonial, lambstongue or splayed.
36. 170mm x 32mm M.D.F. window nosings and cappings with sculpted edges.
37. Quality Delf G3 series internal lever door handles.
38. Quality Delf Trilock 3 in 1 entrance set to front door. External doors keyed alike, your owner's keys is unused until handover.
39. Privacy locks to bathrooms, WC's and main bedroom. Lift off hinges provided to all enclosed separate wet area toilets.
40. Walk – in robes as per plans.
41. Full height robes with melamine sliding robe doors and white melamine shelving.
42. Built in linen as per plan with 4 shelves in white melamine.

43. Generous kitchen cupboard space with 920mm high x 600mm deep coloured kitchen cupboards, including a bank of four drawers. All of our kitchens have laminated 32mm bench tops in a wide choice of colours.
44. 600x450mm Microwave recess either built into overhead cupboards where applicable or above wall oven where applicable – your choice.
45. 610mm wide Dishwasher recess built into kitchen cupboards with water and electrical points, at no charge, where client requires.
46. Ensuite and bathroom vanity units with Laminex tops and coloured cupboards underneath as per plan. Choice of full depth or semi recessed options.
47. Overhead cupboards where shown on plans with Euromaid stainless steel (CP9BLS) range hood over cooktop.
48. One and a half bowl Raymor stainless steel insert sink to kitchen, for a lifetime use.
49. Large 1665 long Raymor Aruba rectangular acrylic gloss white bath with a 195L capacity.
50. Raymor Essential Back To Wall suites with soft close seat in white finish. (Dual flush 4 star rated)
51. Quality Fotia SBC214 basins set into vanity tops.
52. Bathroom and ensuite mirrors – full width of vanity tops x 1m high.
53. Clear laminated safety glass to 2m high shower screens with aluminium frames and a choice of pivot or sliding doors. Choice of 4 standard frame colours.
54. Quality Raymor Alpha tap mixers throughout house with Armada rail shower. (4 star rated taps, 3 star rated shower heads)
55. Washing machine taps to laundry cupboard.
56. Raymor Essential drop in 45lt laundry trough and sud saver.
57. Quality Projix chrome Towel Rails and W.C fittings.
58. Quality COPPER water supply system throughout house. Hardies “Blue Line” water pipes to ground installation.
59. Two external garden taps.
60. Generous tile allowances to wet areas – PC \$55 per/m² INC. GST retail price from your choice of V.V Tiles or Goldfields Decor in Kalgoorlie and or Tiles Expo in Perth.
 Bathroom and ensuite tiling up to 2m high in shower, up to 100mm above vanity up to 150mm skirting, up to 600mm above bath if shown on plan.
 Kitchen up to 600mm above bench tops (i.e. whole of space between cupboards and overheads)

- Laundry up to 300mm above trough and washing machine and up to 150 mm skirting.
61. Full damp proof flashing to base of all wet area walls, metal behind all tiles corners.
 62. Tiled window sills to all wet areas.
 63. Your choice of coloured grout.
 64. Quality metal edge stripping to wet area doorways and tiles area edges.
 65. Your floor tiling laid properly to Australian Standards with wet area floors finished rough and then graded with sand and cement bases laid to floor, NOT tiled straight in pre-poured floors.
 66. Top of the range Euromaid stainless steel or white 90cm freestanding cooker (EGE9TS) with 5 burner gas hob including twin wok burners, 8 oven functions, 115L gross capacity, twin Fan System, a Rotisserie, Fish Burner and a Flame failure safety device, as per plan to 4 bedroom homes. Westinghouse (WVE615S) fan forced 600mm wide wall oven and a Westinghouse (GHR16S) 600mm wide gas cook top to 3 bedroom homes.
 67. Flued exhaust fan to bathroom and ensuite, to WC's where no window and above hot plate to 3 bedroom homes.
 68. 80mm thick natural grey finish concrete paths from drive to front door, to Verandah/Portico and 1m x 1m outside each other external door.
 69. 100mm natural grey concrete pad to all carports quoted including driveway to 6.0m.
 70. Rheem Metro Max 26 litre instantaneous gas hot water system. (6 star rated)
 71. Gas connections to Lounge/Theatre and family rooms, hotplate & HWS
 72. Generous power point allowance – 3 doubles to kitchen, 2 doubles to bed 1, lounge (family and games), 1 double to all other rooms and 1 external double waterproof point.
 73. Ample lights, one to each room and passage, (2 to large rooms and long passages). One outside each external door and carport.
 74. TV point to Lounge/Theatre, Family and Bed 1 and aerial
 75. Switch type circuit breakers to power board, including safety E.B.E breakers to power circuits.
 76. Internal and external batten holders supplied, but we will install your individual batten fix light fittings free of charge.
 77. Hardwired smoke alarms installed to Australian Standards.
 78. Quality painting internally and externally.
 79. Clothes line installed, Folding Frame

80. Premium washable paint to interior walls, and white gloss to doors and frames.
81. Free comprehensive customer selection service to help you turn your new house into your new home.
82. Fast efficient building of your home with a guaranteed time.
83. The security and peace of mind that comes from building with Kalgoorlie's leading builders, having won 98 building excellence awards. We have been building houses in Kalgoorlie for three decades and employ only fully qualified staff to service you.