

# Grande Specification

## The National Difference

- Personalized design consultation with in-house interiors specialist
- Smeg showroom cooking experience and product demonstration
- National Homes' personal online client portal
- Eco friendly and sustainable with minimum 6 star energy rating
- Personal consultation with Essastone/Laminex designer and product specialist
- GTEK™ SmartWall finishing system with a Lifetime No Crack Guarantee\*
- Full painting included in every home
- Home future proofing with unique tech inclusions
- Acrylic texture coat render (where applicable)
- Powered by the strength and stability of BGC, one of Australia's largest home builders

## Exterior

- 2c face bricks from builder's standard range
- Corinthian 1200mm entry door with glazing panels (where applicable)
- Trilock handle to front door
- Roof selection from the Harmony Habitat Range Roof Tiles (where applicable)
- Seamless plasterboard 31 course ceiling with cornice to alfresco
- Seamless plasterboard 28 course ceiling with cornice to double garage and porch (where applicable)
- Remote controlled Garage Door with two remotes (from Builder's range) and t-bar with brickwork over
- Grano hardstand to garage
- Colorbond® fascia, gutter and downpipes
- Colorbond® roof as standard
- Storm proof slotted gutters
- Full paint finish to eaves, meter box and wood surfaces
- Front and rear external garden taps
- Three external lights
- Concave joints and cream mortar to face brick
- Choice of designer stonewash or granite pavers to driveway, path, portico and alfresco°
- Provision for sewer, water, power and gas connections standard (as per contract)
- Pest resistant blue pine timber to roof as standard °6m of driveway paving-crossover not included

## Interior

- High ceilings (31c) to ground floor living areas, as indicated on plans
- Raked ceilings (as shown on plan)
- Extra height (28c) windows, as indicated on plans
- Full painting to ceilings, doors and frames, and wood surfaces
- Built-in robes with shelf, chrome hanging rail and mirrored or translucent glass sliding doors to minor bedrooms
- Lined shelving to linen
- Feature profile internal doors
- Double cylinder deadlock to shopper door
- Key locks to sliding doors and windows
- Flyscreens on all sliding doors and opening windows
- GTEK™ SmartWall finishing system with a Lifetime No Crack Guarantee\*
- Full painting included in every home

## Gourmet Kitchen

- Essastone benchtops to kitchen from builder's standard range
- Luxury Italian Smeg 900mm stainless steel oven as shown on plan
- Luxury Italian Smeg 900mm stainless steel hotplate as shown on plan
- Luxury Italian Smeg 900mm stainless steel canopy rangehood, flumed to external air
- Microwave recess and pot drawer (where applicable)
- Bi-fold servery window to kitchen (as shown on plans)
- Overhead cupboards to kitchen
- Modern stainless steel double bowl undermount sink with flick mixer tap to kitchen
- Designer handles to all cupboards and drawers (where applicable)

- ABS edging to all cupboards and drawers (where applicable)
- Soft closers to all cupboards and drawers
- Dishwasher recess with single power point and cold water tap
- Stylish kitchen splash back wall tiling behind hotplate and over benchtops

## Environment & Sustainability

- Guaranteed minimum NatHERS 6 star energy rating
- R4.0 rated ceiling insulation batts to all living areas and garage
- 26L continuous flow hot water system
- 4 star WELS rated dual-flush WC cisterns
- 4 star WELS rated tapware
- Solar efficient eaves to total living area
- Draft stoppers to exhaust fans to wet areas (where applicable)
- Weather seals to all external doors

## Electrical & Technology


- Energy efficient LED lighting throughout
- Clipsal Iconic light switches and power points (double power points throughout, single to appliances)
- Smart tech control link cabling to all light and power points
- NBN ready technology package including phone, data and TV points
- Two hardwired smoke detectors
- RCD safety switches

## Luxury Ensuite, Powder Room, Bathroom and Laundry

- Essastone benchtops throughout
- Hobless showers to bathroom and ensuite
- Recessed vanity hobs
- Designer Zoe Moderna 1700 freestanding bath to ensuite
- Luxury china basin to bathroom, ensuite, and powder room with designer tapware (where applicable)
- Stylish wall faced toilet suites
- Designer handles to all cupboards and drawers (where applicable)
- ABS edging to all cupboards and drawers (where applicable)
- Soft closers to all cupboards and drawers (where applicable)
- Clear glazed, semi frameless pivot doors to all showers
- Designer Zoe range Bethany shower rail with adjustable head
- Extra wide towel rails (up to 900mm) to bathroom and ensuite
- Two metre tiling to shower recesses
- Integrated underbench drawers and cupboards to ensuite (where applicable)
- Slimline framed mirrors to vanities
- Privacy latch to bathroom and WC (where applicable)
- Stylish chrome toilet roll holder to all WCs
- Window/dado height tiling to bathroom above bath to vanity
- Stylish range of floor and wall tiles to bathroom, ensuite, laundry and WC
- Mitred edges to all tiled wet areas
- Exhaust fan to ensuite, bathroom and all WCs
- Ample bench space and underbench laundry cupboards as displayed
- Stainless steel laundry inset trough with flick mixer tap
- Washing machine recess with chrome taps
- Stylish tile insert floor wastes to wet areas including showers

## Quality and Assurance

- Structural Engineer certified designs
- Lifetime Structural Warranty, giving you peace of mind for the lifetime of your occupancy. See clauses 23 and 24A of your contract^
- Six month maintenance warranty period
- Building contract indemnity insurance
- Solid double brick construction (including 2nd floor where applicable)
- Contour survey and site inspection included
- Certified termite treatment
- Engineer designed concrete slab (including 2nd floor where applicable)
- Sewer connection 17m past last junction point
- Building license, application fees and Water Corporation fees included
- Concrete pump allowance
- Vertical Cored bricks internally and externally

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