



Introduction:

Abodem strives to ensure the building of your new home is stress free and a pleasurable experience. We believe that transparency plays a huge role in achieving our end goal and this detailed specification document has been set out to provide you with a thorough understanding of the superior Abodem inclusions within your home.

Importantly we understand that when building your dream home that part of the excitement and pleasure is selecting fittings, fixtures & finishes to suit your taste and lifestyle. Therefore, even though we provide an excellent range of inclusions, which we feel strongly represents our homes & brand, you are not limited by any means and along with colour selections, we encourage your choice when completing your selection process.

PRELIMINARIES

Pre-Construction:

Necessary drawings amendments to our standard plans to suit your needs along with the Preliminary Agreement.

Investigation works on your land, including Soil Report, property service information and Site/Contour survey

Master Builders New Home Contract (HC6) preparation including Building Permit, Abodem Contract Document, Specification, Working Drawings, Engineering Documents, Construction/Public Liability Insurance & Home Owners Warranty Insurance.

Compliance & Assurance:

All work is carried out in accordance with the Building Code of Australia and the relevant Australian Standards. All materials, systems, forms of construction or design meet the Performance Requirement and comply through the Deemed-to-Satisfy Provision.

Mandatory Inspections by the Building Surveyor occur at footings/slab stage, frame stage and Final (upon completion of works), each stage must meet approval to achieve Occupancy Permit.

Abodem runs its own internal Quality Assurance measures during each stage of the building process.

Selection of Finishes (Material & Colour):

Appointments are arranged with qualified consultants who guide you through each selection to help personalise your home. Includes selection of material/paint colours, joinery, plumbing fixtures & fittings, Floor & Wall Tiling, Carpet or Timber Flooring.

Building Site Establishment:

All building sites need to comply with regulations to ensure adequate health, safety & amenities. Temporary Fencing, Site Toilet/Bin, Site Signage and a Waste Management Plan are included on every site. Scaffolding & Fall Protections Measures are installed as required.

SERVICE CONNECTION:

Note: It is the owner's responsibility to ensure All services are available for connection by builder within Titled Boundary, including the Underground Power Pit being available for connection into property prior to commencement of building works.

Connections & Site Fall:

Connection costs included on an allotment up to 600m², including earthworks to achieve required level platform with no more than 300mm of fall over the building area and a maximum front house/garage setback of 6m.

Sewer & Stormwater:

Connection to the nominated Legal Point of Discharge. All Stormwater Pipe is 100mm Dia.

Note: Sewer Connection point up to 1.5m deep and up to 60m of Stormwater run.

Water Supply:

20mm Dia Water Run-in to home including Dry Water Tapping, Water Meter installation, assembly and Hose Bib Tap fixed to stake. Note: Final location is right angle to & governed by existing dry tapping ball valve location and must be located within 2m from titled boundary. 2 No Hose Bib Garden Taps fixed to external walls within rear yard

Gas Supply:

25mm Gas Line Run-in to home including Gas Meter installation. (Subject to Availability)

Power Supply:

Connection & Standard includes up to 15m Single Phase Underground Power Run-in from pit to box (10m in ground, 3m for board & 2m @ pit), including Meterbox/Temp supply, Inspector, Berried Earth, including sub-mains.

Abodem homes have an Internal Flushmount Sub-Board located within Garage. (17 Module Max).

Each Power & Lighting Circuit include their own individual RCD/MCB (Residual Current Device & Miniature Circuit Breaker) up to 8 No Total

Telecommunication:

Telecommunications Conduit with drawstring run-in from pit location at front of property to beneath Meter Box (15m max run) to allow for run-in & connection of Premises Connection Device (PCD) by NBN provider.

Further Lead in Conduit with drawstring runs within your home from the PCD location to the future location of the NBN equipment located within the Abodem supplied NBN Enclosure (Supplied with double power point & 6 gang CAT 6 Outlet).

Important: Post-Handover, upon being appointed by owner, nominated NBN provider or Telstra will supply & install the following:

- Service Drop Cable to the PCD
- Fibre Optic Cable from the PCD to the Fibre Wall Outlet (FWO)
- Fit-Off/connection of the Network Termination Device (NTD) and Power Supply Unit (PSU)

Future Proofing your home for Solar PV

Abodem Black product includes pre-wiring/conduit to allow easy installation of future PV Solar System.

GENERAL REQUIREMENTS:

Star Energy Rating:

All unmodified Abodem comply with the National Construction Code general requirements for new homes & achieve a 6 Star Energy Rating.

An Energy Rating Assessment including Lighting Calculations is performed on every home and results in an Energy Report being produced and endorsed plans.

Note: Custom designs or modified Abodem Homes may require further changes or alterations, (i.e Glazing or Insulation requirements to achieve required rating). These details & any associated costs will be communicated to the owner at time of assessment.

Bushfire Attack Level (BAL):

Abodem comply with BAL – Low rating, which means there are no special requirements. If your property is assessed to require compliance with a higher BAL level, these details & associated costs will be communicated to the owner at time of assessment.

Wind Speed Rating:

Abodem are built in accordance with a Wind Speed rating of up to N2 or W33.

If your property is identified to be N3 or W44 it will need to be built for compliance within such conditions & associated costs for such upgrades in glazing & fixing/tie-downs requirements will be communicated to the owner.

GENERAL INCLUSIONS:

Termite Protection:

Armored Shields (PVC Collars) are fitted to All Plumbing Penetrations within Abodem concrete slabs. We consider this to be good building practice regardless of building within designated Termite Areas.

If your property is subject to Termite Attack we will provide you with a list of Termite Accredited Systems, plus associated ongoing upkeep, servicing, maintenance and added costs, allowing you to choose your preferred system.

Concrete Slab/Footings:

Abodem believes in building your investment on strong foundations, therefore we have chosen to utilise a concrete slab that suits a more commonly encountered Site Classification.

Class H1 Waffle Pod Design

385mm High External & Internal beams depth with min 85mm thick slab. (20MPa)

REINFORCEMENT

- External 3-L11TM bottom to edge and internal beam (300 wide edge beam/stepdown beam)
 - Internal 1N12 Bar to all internal 110mm wide footing ribs
 - SL92 mesh top with approved Quarry Material to level base.
- Plastic Membrane Underlay, necessary bar chairs, joining tape and spacers.

One Concrete Pump included for the pouring of above slab

Framing:

Abodem provides a superior timber frame that offers strength & straightness
Studs Centres - 600mm (unless otherwise noted on plans)
External & Internal Walls material is **MGP10**

Roof Truss design & layout in accordance with manufacturers requirements - spaced at no greater than 600mm Centres

Longreach Trusses or Posi-STRUT floor joists are utilised between floors of Double Storey Homes

Aluminum Windows/Doors:

Abodem believe Window & Doors within a home to be very important in terms of offering quality & security, but also they play an integral part of contributing to the homes overall Energy Efficiency.

Hence we select Rylock Architectural Series Windows & Doors that are Double Glazed throughout the home.

AA Series Range – with Double Glazing (Gap - 12mm Argon Gas between glass panes).

Rylock's AA Series consists of a collection of heavy duty, high performance windows & glass doors. The substantial aluminium frames fuse commercial aesthetics with the functionality of a residential product.

Rylock have a stringent Quality Control over their in-house Powder Coating and offer 23 standard Colours.

2400mm high Windows and Hinged, Sliding or Stacker Doors throughout (unless depicted as otherwise or highlight window)

Awning Windows feature double action stays, which allow the sash to step out slightly at the top, encouraging more efficient ventilation.

Horizontal Sliding Windows feature a clear acrylic handle and the unique keyed lock-body & dust cover hinge (cast from Stainless steel). These windows can also be vent-locked for secure air-flow.

Double Glazed Hinged Doors to Front Entry & Laundry, which insure superior weather/seal protection.

Front Entry – 2400mm high x 1200mm wide double glazed hinged door which includes the Gidgee lever to internal and entry pull lever to front/outside of door.

Insect Screens - Fibreglass Screen Mesh to all operable windows & sliding doors.

Primed Hardwood Reveals

Inline framing system (Timber Reveal & Aluminium Extrusion are inline)

Gidgee lever to Hinged glazed Doors

All fixings are made from Durable Stainless steel

Foam Insulation - Windows & Doors

Abodem ensures your home is protected against possible drafts and leakage areas, by applying foam around your doors & windows prior to your architrave being installed.

Ceiling Heights/Feature Heights:

Abodem Black Series Single Storey designs have 2700mm Ceiling Height throughout dwelling
Note: Finished Ceiling Heights will vary, to suit home specific detailing requirements and with finished flooring selection.

Roofing:

Abodem Black Series have generally Flat Metal Roofs or High Pitched Roofs to complete the overall appearance of the desired modern - contemporary, minimalistic look.

Material - Colorbond Corrugated Iron or Klip-Lok (or similar) Roofing

Roof Pitch – 2 Degrees up to 35 Degrees (House Specific)

75mm Round Downpipes

Box Gutters, Parapet Capping & Flashings, Rainwater Heads, Spreaders, Sumps, Timber Fascia & Half Round or Metal Fascia & Quad Gutter (Where depicted on plans)

Bradford Anticon 60 blanket to beneath roofing – (foil-faced insulation blanket specifically designed for temperature & noise control in homes with metal roofs, plus reduces the risks associated with condensation).

1 No Whirlybird to main roof

External Cladding/Linings types:

Refer to your Working Drawing Elevations for Cladding Type and locations as this will vary in line with look & feel of the Abode. Note: Abodem places a huge importance on promoting Sustainability and utilising Environmentally Friendly products/materials within our homes:

Commonly utilised:

CSR Hebel Power Panel:

75mm Hebel Power Panel External Wall System fixed to 24mm or 35mm Perforated Steel Top Hat Sections (Battens) – Hebel is a lightweight steel-reinforced Autoclave Aerated Concrete (ACC)
Finish - Rendered

Weathertex Exterior Wall Cladding Range:

Note: Weathertex products are 100% Australian Made & Owned and have no chemical additives, but most importantly have a **Zero Carbon Footprint**.

Weatherboard Product 9.5mm thick:

- Primelok Classic Smooth
- Selflok Ecogroove 150 or 300 Smooth

Finish - Painted

Weathergroove Product 9.5mm thick:

- Weathergroove 150 Smooth
- Weathergroove 150 Woodsman

Finish - Painted

Natural Product:

- Weathergroove 150 Natural
- Selflok Vgroove 150 Natural

Finish – No application (Product is left to grey off naturally and adds personality to each home or the product can be oiled using Cutek Colourtones).

Western Red Ceder Cladding:

133mm Tongue & Groove Product 15mm Thick:
Profiles: Shiplap, Vee Joint & Eased Edge
Finish – Cutek Oil or add Colourtone.

Polystyrene Cladding:

75mm or 100mm Polystyrene cladding system. Lightweight thermal insulation panel comprising of dense polystyrene, coated with bonded fibreglass reinforced cementitious coating.

Finish - Rendered

Render:

Acrylic Render system is applied which allows for base coat of 2-3m that takes care of imperfections then is followed by another coat of 2-3mm that adds to the strength & thickness of the Rendered Finish. A membrane/paint colour is then applied to achieve desired finish.

Garage Door:

Abodem Black series facades include seamless look garage doors as standard.

Steeline 5100mm wide x 2400mm Tilt-Up Door (Flush Mount Frame) clad in material depicted on drawings. Includes MT 100 Belt Drive Merlin Motor with 2 Handsets & 1 Wall Mount Button.

Insulation:

To ensure your comfort within the home and achieve Energy Efficiency, Abodem include the following Insulation measures as a minimum:

Walls: R2.0 Gold Glasswool Wall Batts to External Walls and Internal Walls between Home & Garage (Excludes Garage external walls)

Bradford Enviroseal ProctorWrap (RW) vapour permeable construction fabric to perimeter of home. This is very important as it improves air tightness which in turn improves energy efficiency, but still allows vapour to escape without condensing on the inside of the building frame.

Also, promotes Healthier Living as it protects the occupants & interior of the building from moisture and dust ingress from the outside environment.

Ceilings: R3.5 Gold Glasswool Ceiling Batts to Ceiling of Home (Excluding Garage). Note: insulation may be higher to achieve required rating – refer specific abode

Bradford Anticon 60 Blanket to beneath Metal Roofing

Draft Seals to Garage/Home Entry Door:

Raven – RP 48 Perimeter Weather Strip (White)
Raven – RP3 Bottom Door Seal (Silver)



Weathertex Weathergroove 150 Smooth - Painted

FIXTURES, FITTINGS & FINISHES:

Plasterworks/Finish:

All Plasterwork carried out to a Level 4 Finish

Walls -10mm RE Plasterboard to walls.

Ceiling: 10mm Supaceil fixed to 16mm Battens

Note: Refer reflective ceiling plan for cornice extent

90mm Cove – 10mm Supaceil fixed to 16mm Metal Battens (Battens fixed directly to substrate)

SQUARE SET (Paper Tape) – 10mm Supaceil fixed to LASER LEVELED 16mm Metal Battens

Wet Area's – Wet area board to required areas within Bathroom, Ensuite, Powder, Laundry

Porch or Outdoor Entertainment Areas – 10mm WR Board fixed to 16mm metal battens.

Robes/Linens/Coats Openings– Plastered exposed externals with finished external exy's ready for installation of prefabricated joinery.

Mouldings/Internal Doors

Skirting – 92 x 11mm DAR Primed Finger Jointed Pine
Architrave - 67 x 11 mm DAR Primed Finger Jointed Pine

Flush 4.75mm Primecoat (PCMDF) Skin, 2340mm high – 37mm thick Doors throughout

Solicore Primecoat MDF 2340mm high – 35mm thick Door from garage into dwelling

Cavity Door Units – Slimline 3000 with Flush 4.75mm Primecoat (PCMDF) Skin, 2340mm high – 37mm thick Doors

Shower Bases/Screens/Mirrors

In situ waterproofed tiled shower bases

Frameless glass panel only shower screens or Semi-Frameless Pivot Screens

6mm Polished Edge Mirrors

(Refer Drawings for sizing and details)

Door Furniture

1025mm Long 316 Grade Stainless Steel Pull/Push Handle to Front Entry Door - BAH 155 – G (Barben Architectural Hardware)

Dorma Coastal 5300 Series - Noosa **316 Grade Stainless Steel** door furniture to hinged doors – or select from Sorrento, Torquay or Mandurah

Flush Pulls to Cavity Sliding Doors

Dorma 2350 Door Stop to hinged doors fixed to skirting



Kado Arc Freestanding Bath 1730mm – White

Painting/Finish

We choose to partner up with Haymes Paint and provide a 3 Coat System – utilising Haymes Ultra Premium Range Paint Specification

Walls

1st Coat - Haymes Ultra Premium Seal Sealer Undercoat

2nd & 3rd Coats - Haymes Ultra Premium Interior Expressions Low Sheen Acrylic Low VOC

Ceilings

1st Coat - Haymes Ultra Premium Ceiling White Low VOC

2nd Coat - Haymes Ultra Premium Ceiling White Low VOC

Internal Woodwork & Doors

1st & 2nd Coats - Haymes Ultra Premium Seal Sealer Undercoat

3rd Coat - Haymes Ultra Trim Semi Gloss Enamel

External Soffit Lining

1st Coat - Haymes Ultra Premium Underseal Acrylic Sealer Undercoat

2nd & 3rd Coats - Haymes Ultra Premium Matt Solarshield

External Cladding

1st , 2nd & 3rd Coats - Haymes Ultra Premium Solarshield Low Sheen Acrylic

Plumbing Fittings & Fixtures through Reece:

Kitchen

Franke Impact Granite Double Bowl Under-mount Sink 120-35 – Onyx

Blix Flexible Hose Sink Mixer – Chrome with Black Hose

Butlers

Franke Ancona Anx 110-34 Single Bowl Sink – Stainless Steel

Phoenix Vivid Slimline Sink Mixer Gooseneck 220 - Matt Black

Laundry

Posh Solus 45Ltr Laundry Trough – Stainless Steel

Phoenix Vivid Slimline Sink Mixer Gooseneck 220 - Matt Black

Acro RA Washing Machine Stops Lever Handle – cold & Hot

Ensuite

Roca Inspira Soft Basin 370mm x 370mm– White

Adp Uni Mushroom Pop-up Waste 32/40 – Matt Black

Phoenix Rush Wall Basin Mixer Set – Matt Black

Phoenix Rush Shower Wall Mixer – Matt Black

Phoenix Vivid Ceiling Shower Arm 300mm - Matt Black

Phoenix Vivid Round Shower Rose 240mm - Matt Black

Cygent New BTW Toilet Suite with Soft Close Seat – White

Bathroom

Roca Inspira Soft Basin 500mm x 370mm– White

Adp Uni Mushroom Pop-up Waste 32/40 – Matt Black

Phoenix Rush Wall Basin Mixer Set – Matt Black

Phoenix Rush Shower Wall Mixer – Matt Black

Phoenix Vivid Ceiling Shower Arm 300mm - Matt Black

Phoenix Vivid Round Shower Rose 240mm - Matt Black

Phoenix Rush Wall Bath Mixer – Matt Black

Kado Arc Freestanding Bath 1730mm – White

P & W Bath Pop-down Waste – Matt Black

Plumbing Fittings & Fixtures through Reece: Cont.....

Powder

- Centro Mini Wall Basin with Towel Rail - White
- Adp Uni Mushroom Pop-up Waste 32/40 – Matt Black
- Phoenix Rush Basin Mixer – Matt Black
- Mizu Drift Bottle Trap – Black & Chrome
- Cygent New BTW Toilet Suite with Soft Close Seat - White

Accessories

- Ensuite & Bathroom:
- Radiant Non-Heated Towel Rail/Rack 750mm x 550mm – Round Bar Black
- Ensuite & Powder:
- Radii Toilet Roll Holder – Round Matt Black

Note: If Black Items are not your preference than simply go with Chrome throughout.



Radiant Non-Heated Towel Rail/Rack, which can be requested to be heated as a variation

Heating & Cooling:

Abodem understands how integral your comfort within the home is, therefore when it comes to the Heating & Cooling we include the SDS (Small Duct System) with high velocity ducted hydronic heating with Add-on refrigerated cooling.

Small duct systems are the most energy efficient systems on the market today. Their high performance fans reduce running costs by an average of 50% (compared with traditional systems) and smaller diameter ducting is up to 300% more efficient than larger diameter ducting.

The Heating & Cooling is controlled by a Nest Thermostat programmable timer.

Nest Thermostat:

Nest Thermostat programmable timer besides looking the part, learns your heating and cooling preferences over time, so you don't have to program it. Wi-Fi networking and tasteful apps let you control and monitor your Nest from afar. Basically has the smarts and saves energy & you money.



<https://nest.com/thermostat/meet-nest-thermostat/>

Electrical:

Refer Electrical & Lighting Layout Drawings for location & extent of Electrical inclusions.

Abodem supply an NBN Compliant Enclosure within Garage



NBN Enclosure

Abodem supply an NBN Internal flushmount sub-board, meaning your power & lighting circuits are at easy reach, located within the garage.



We choose to utilise Clipsal Iconic Outlets throughout (Switches & Power Points) including 1 No 3 x USB Charger Shelf



Clipsal Iconic Switches



Clipsal Iconic 3 x USB Charger Shelf

LED Downlight SAL 90mm SALS9065TCWH (White Finish/Warm White Colour Temperature) Dimmable (Selectable Colour Temp Option switch within light settings for Cool or Daylight)

LED Twin Tube 1200mm Long (Fluro Style) Diffused Light to garage

Movement Sensor (IR Motion Detector) to Front Entry

LED Exterior Modern Floodlight – 3 No Total

Digital TV Antenna supplied & installed on roof with Coax Cable ran back into the NBN Enclosure

1 No Pay TV Point ran from the NBN Enclosure to Family Room – 2 x Coax Cables ran from 2 Gang Plate with 2 x F Type Connectors.

SPECIFICATION – ABODEM (BLACK) Inclusions (Fittings/Fixtures & Finishes)

Electrical: Cont.....

NBN ready data points to Family, Living, Bedroom 1, Study or E Zone- 4 No Total

- 1 x F Type TV, 2 x CAT6 RJ 45 Data to Family, Living
- 1 x F Type TV, 1 x CAT6 RJ 45 Data to Bedroom 1
- 2 x CAT6 RJ 45 Data to Study or E Zone

All cables ran back into the NBN Enclosure

Photoelectric Clipsal Smoke Alarms (755 Series) – Hardwired and Interlocked with back-up battery. Photoelectric Smoke Alarms advantage:

- No radioactive components are used.
- Early detection of smoldering fires.
- Reduced 'false alarms' such as from cooking and burning the toast in the morning.

Ventilation/Exhaust to Wet Areas:

Refer Plans for location & extent of small ventilation ceiling inlets. Ducted extraction system through roof to open-air.

Appliances:

Abodem Black provides you with well-appointed and luxurious Appliances to complete any dream kitchen.

Cooktop - Bora BIA Glass Ceramic Induction Cooktop with 4 cooking zones and cooktop extractor plus exhaust ducting/external vent



Extraction System

- Touch-operated power control
- Automatic after-run
- automatic cut-off
- Filter service display
- power setting

Cooktop

- Power setting for the front two cooking zones
- automatic cut-off
- Timer function
- residual heat display
- pan size recognition
- childproofing feature



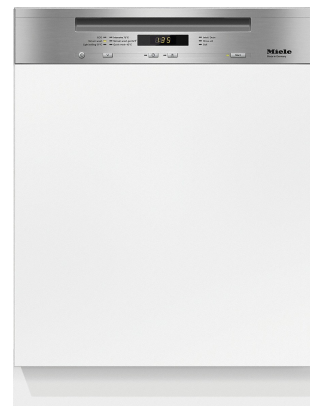
Oven - Miele H6260BPCLST – 76Lt 600mm wide oven, retractable dials with sensor touch controls, 9 functions including moisture plus. 5 rack levels, Electronic temperature control and 3 Pyrolytic cleaning programmes



Speed Oven – Miele H6400BMCLST – 43Lt 600mm wide, quick microwave, retractable dials, 8 functions plus. 3 rack levels, perfect clean.



Dishwasher - Miele G 6620 SCi –600mm Integrated Dishwasher with Clean Steel Fascia, 3D cutlery tray+ and ExtraComfort basket design for maximum convenience.



Hot Water Service:

Your new solar water heater is designed to utilise two energy sources to provide you with reliable, energy efficient hot water all year around.

A solar water heater will provide up to 90% of your water heating needs, however all solar hot water systems utilise a supplementary heating source (boosting) to ensure you get dependable hot water in times of low solar contribution. The booster is typically fueled by gas or electricity and only activates when necessary to ensure the water temperature meets the set level.



Chromagen Smartline 200 Lt Gas Boosted Solar Hot Water System, includes 2 No Blackmax collectors and 26Lt Gas Booster. (Natural Gas)

Cabinetry/Joinery:

Abodem provides you with top quality finishes, fittings & hardware when it comes to joinery. Push to Open, Soft Close and seamless look no handle look are just part of our high standards.

We have teamed up with a Cabinet Maker who shares our vision and understanding around the importance placed on providing a high level of excellence within our joinery.

Part of the success comes down to using Blum who uphold high quality standards, and guarantee that quality for the lifetime of the furniture.

Blum is an international company that specialises in the production of functional furniture fittings. The company's main product groups are lift mechanisms, hinges and drawer systems for furniture - in particular kitchen furniture.



LEGRABOX a revolutionary new runner technology within your drawers

Cabinetry/Joinery: Cont

Within Abodem joinery we include only **Blum fittings**, including LEGRABOX which is a revolutionary new runner technology within your drawers, which oozes functionality and design. LEGRABOX, the elegant box system is characterised by a slim design with straight sides and a particularly high quality of motion. Its streamlined design is internationally recognised having won several international awards. Colours available: White, Grey & Black with and upgrade of Stainless Steel available.

LEGRABOX allows you to select AMBIA-LINE inner dividing systems at any time, so if you don't select to upgrade with the AMBIA-LINE range of dividers at your Joinery Design appointment, you have the option to purchase the dividers as the need arises.

Kitchen, Butlers, Laundry, Ensuite & Bathroom Joinery:

Abodem Black standard Layouts & finishes (Refer Joinery Elevations):

Carcass: White, Black or Grey

- 16mm Highly Moisture Resistant Particle Board with melamine decorative surface

Doors, Drawer Fronts & Panels:

- 18mm Feelwood Decorative Board Range (Full Range)
- 18mm Fenix NTM board – Matt & Soft Touch Surface Range
- 600mm wide cabinet with 2 No 42Lt pull out waste Bins – LegraBox runners with a servo-drive, allowing one-touch opening.



one-touch opening allows fronts to stay clean as waste goes straight in the bin

- Seamless look kitchen joinery is created by the use of Blum Push to Open and Soft Close hardware.
- Abodem Black Product Kitchens feature 2 No Inner Drawers that sit within the top of a Pot Drawer



Inner Drawer within Pot Drawer

Kitchen, Butlers, Laundry, Ensuite & Bathroom Joinery:
Cont

Fenix Features:

- Low Light Reflectivity
- Thermal Healing of superficial Microscratches
- Anti-Fingerprint
- Soft Touch
- Resistance to scratches and abrasion
- Resistance to dry heat
- High Resistance to acid solvents and household reagents
- Enhanced anti-bacterial properties

Feelwood Decorative Board:

If you desire the look and feel of real wood, then Feelwood Decorative Board range will excite . The synchronised pore made from double melamine paper gives it deeper textures – to ensure a real look and feel.

Walk in Pantry:

18mm Whiteboard open shelving with 32mm square edge 600mm wide melamine benchtop. Refer internal joinery layout/elevation drawings for standard layout.

Prefabricated Joinery (Robes/Linens)

Prefabricated full height robes with push release flush doors that are brought to site and fitted with a surrounding shadowline. 18mm Whiteboard Internals with White Satin Doors with internal fit-out complete – refer internal joinery layout/elevation drawings for standard layout, typically half/full Hanging, open shelving & drawers complete the look.

Open Joinery within Walk in Robe

Generous proportions are a signature to Abodem designed WIR's, with everything you need including half/full hanging, open shelving & drawers to complete the ideal WIR. We offer a great range of Melamine (18mm Board) finishes to complete the look – refer internal joinery layout/elevation drawings for standard layout.

Stone Benchtops:

12mm Silestone Benchtop to Kitchen, Butlers, Laundry, Bathroom & Ensuite or as specified (Refer Drawings) (Selected Standard Range)
12mm Dekton Benchtop feature inclusion as specified (Refer Drawings) to Kitchen. (Selected Range)

Dekton

- most scratch resistant surface on the market
- completely Stain Proof - stains like wine, coffee, markers and rust can easily be removed from the surface
- withstands high temperatures without burning, scorching or cracking. Hot Pots and Appliances like Crock Pots can be placed directly on the surface with no worry of damage.

Wet Area Tiling:

Full Height Tiling to areas nominated on Wet Area Elevation Drawings (Refer Drawings for exact tiling extent)

Choose Wall & Floor tiles up to 600mm x 300mm from Beaumont Tiles Gold Selection.

Floor Coverings:

Carpet Selection – Choose from Abodem Black Range (includes collection of carpet types with weight up to 40 Oz), plus 10mm Foam Underlay

Main Living areas option between:
Quick-Step 10 -12mm Laminate Impressive Ultra (Water Resistant) or Largo range selection – Note: Largo not suitable for Laundry
Or
Up to 600mm x 300mm Floor Tiling from Beaumont Tiles Gold Selection.



Quick-Step Largo - Grey Vintage Oak



Quick-Step Impressive Ultra doesn't just look fantastic, it also performs amazingly well thanks to Quick-Step's advanced innovation technology - Water Resistant



Matching Timber Scotia/Trims are placed against skirting to cover expansion gaps or alternatively you may choose to upgrade and remove the trim, opting to have Skirting installed over flooring.

Disclaimer Note: Abodem reserves the right to change or alter the inclusions specified within this document. Inclusions to be read in conjunction with standard working drawings & contractual agreements