

THE DIVERSE DIFFERENCE



SMITHS BUILDERS



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GENERAL

- Construction
- › Termite protection +
 - › T2 Termite treated frames
 - › Class M waffle pod concrete slab
 - › COLORBOND® steel Roofing
 - › 450mm eaves
 - › Bricks above windows, doors and garage
 - › Plaster ceilings clipped, leveled & fixed to metal battens
 - › Large range of over 30 brick colours
 - › R2.5 external wall and R4.0 ceiling insulation with R2.0 wall insulation in all wet areas.
 - › Aquachek™ moisture resistant plasterboard to external ceilings**
 - › 50m2 concrete allowance
- Heating/Cooling
- › Ducted heating and cooling**
 - › Solar hot water unit
- Garage
- › Plaster lined ceiling with motorised Colorbond panel lift garage door.
 - › Internal and external garage PA door

EXTERNAL FEATURES

- Windows
- › Aluminum flyscreens to all opening windows and keyed window locks
 - › Powder coated aluminum sliding windows with obscure glazing to bathroom, ensuite and WC. Clear single glazing to all other windows and glass sliding doors where shown on plans.
 - › Awning windows on all front facades (size and plan specific)
- Doors
- › Heavy duty mesh to sliding flydoors

** Plan specific.

EXPRESS UPGRADE OPTIONS

- › Double glazed windows
- › 40mm stone bench tops to kitchen
- › Refrigerated heating & cooling
- › ASK us about our sustainability packages for a lower energy and sustainable way of living with reduce energy costs!

FIXTURES AND FITTINGS

- Kitchen
- › Laminex laminate bench tops
 - › Soft close cupboards and draws
 - › Stainless steel kitchen sink
 - › Overhead cupboards
 - › 900mm Westinghouse kitchen appliances
 - › Twin set of 35L pull out bins to kitchen**
 - › 2 sets of 3 draw units to kitchen**
 - › Modern selection of finishes and fixtures.
 - › Gold range tiles to splashback
- Ensuite /Bathroom
- › Tiled shower bases
 - › 300x600mm niches in all showers
 - › Laminate bench tops
 - › Polished edged mirror to vanity
 - › Modern selection of finishes and fixtures.
 - › Soft close vanity
 - › Gold range tiles to splashbacks

INTERIOR

- Walls/Ceilings
- › Higher ceilings 2550mm (8'6")
 - › 75mm coved cornice.
 - › Low VOC 3 coat paint system to all walls and ceiling
- Internal
- › Minimum of one set of 4 shelves in every bedroom robe
- Doors
- › 870mm wide doors as a minimum where shown on plans
 - › Lockwood Velocity series door hardware from the DB range
 - › Door stops to all hinged doors
- Floor Coverings
- › Floor coverings including vinyl planks throughout and carpet to bedrooms/study/additonal lounge.
 - › Gold range rectified edge/porcelain tiles in wet areas.
 - › Designer trim to vinyl planks at carpet/tile transition

ELECTRICAL

- › Energy efficient LED downlights throughout with warm or cool tone options
- › Modern Clipsal Iconic range across internal switches and power points
- › TV antenna + 3 points
- › Smoke detectors as per regulations
- › NBN ready



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Diverse is driven and
dedicated to craft
beautiful, livable spaces
that are tailored to you.



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