



**Built smart**

MODULAR HOMES

**Standard colour schemes  
and home inclusions**

INNOVATIVE | INTREPID | INSPIRATIONAL

# Builtsmart Designer Colour Schemes

## LATTE SCHEME



## CHAI SCHEME



## CAPPUCCINO SCHEME



## CHAMOMILE SCHEME





## Builtsmart's designer colour schemes:

Builtsmart have prepared six exciting and contemporary colour schemes that complement our home designs.

Our colour selection process is both simple and flexible, and allows you to personalise your home with several upgrade options including hardwood timber floors and caesarstone bench tops.

Each product and finish has been chosen to work with our factory building techniques and were selected due to their quality, availability and value for money.

If you would prefer a customised colour scheme, we can recommend our award winning interior designer or work with your architect to make your ideas a reality.



**Built smart**

MODULAR HOMES

# BuiltSmart Standard Inclusions

BuiltSmart's standard inclusions offer a high level of quality and have been designed and specified by an award winning Interior Designer, ensuring your home looks as good inside as it does outside.

On display at our Lisarow factory are our BuiltSmart standard Colour Schemes and all other fixtures and fittings to select from, to give your new home that designer touch.

Our standard inclusions are:

## Structural:

- Steel piers to a max. depth of 900mm in soil classified "S" or "M" only
- Steel chassis; 22mm heavy duty particleboard flooring
- Treated pine timber wall and roof frames

## External:

- Wall cladding – choose from our standard range of James Hardie, Weathertex or Colorbond claddings
- Powder coated aluminium windows with fly screens
- Colorbond roof / gutters / down pipes
- Enclosed eaves
- R1.5 insulation to external walls and roof

## Internal Features:

- Solid core external doors, hollow core internal doors and door hardware to suit
- 10mm plasterboard
- 55mm cornice
- 67 x 18 architraves and skirting
- 2400mm high ceilings
- Sliding wardrobe doors; hanging space and shelves
- AAA rated tapware throughout

## Kitchen:

- 600mm laminate benchtop
- Laminated kitchen doors
- Door furniture to cupboards
- Pantry including shelving
- Stainless steel 1 and 3/4 bowl sink
- Chrome lever mixer tap
- Stainless steel under bench 600mm oven, 600mm cooktop and rangehood
- Tiled ceramic splash back

## Bathroom / Ensuite / Powder Room / WC:

- Wall tiles in bathrooms 1.2m, shower 2m
- Floor and skirting tile to WC
- Waterproof subfloor
- 600 or 900mm full gloss vanity unit
- Framed mirror
- Chrome double towel rail, soap basket and toilet roll holder
- Chrome floor wastes
- Built in acrylic bath where shown
- Laminated glass framed shower screen
- Combined 2 light exhaust fan/heater
- Dual flush close coupled toilet

## Laundry:

- 45l stainless steel laundry tub with metal cabinet and rinse bypass
- Chrome tapware with 3 tile high splash back
- Chrome floor waste
- Floor and skirting tile

## Electrical:

- 2 double power points per room
- Provision of 1 x TV and 1 x telephone wall plate with draw wire attached
- External light at each entry door
- Smoke detectors
- Internal electrical distribution board
- Provision for light fittings including batten/bayonet and globe
- Instant gas hot water system (supply only)

## Safety Features:

- Smoke detectors direct wired and battery back up
- Laminated safety glass to all shower screens
- Keyed lock to sliding doors and windows
- Internal circuit breaker board

## Paint:

- 3 coat low sheen to all internal walls
- 3 coat semi gloss to trims and doors
- 3 coat acrylic paint to exterior

## Additional Services:

- 5000l water tank
- 90 day maintenance period
- Normal Builder's Warranties apply

## Services Connections:

- Connection of plumbing and electrical services across home modules only is included by BuiltSmart. Connection of services to onsite mains is by owner.
- All services to be available at property boundary by client prior to construction commencing.

## Exclusions:

(Note: These exclusions are not included in the standard price and are dependent upon site conditions. BuiltSmart can determine the extent of these works following site inspections and final design approvals)

- Design and Council submission fees
- Home Owners Warranty Insurance premium to be paid by owner
- Any excavation of site
- Site toilet and temporary fencing
- External works not limited to verandahs, decks, handrails, post trims, skirting, pergolas, carport, garage, driveway, letterbox, clothes line, landscaping
- Floor coverings except wet area tiling
- Window coverings
- Transport more than 100km from the factory and crane hire not included
- Any detailing to meet bushfire levels BAL 12.5 and above not included
- All onsite connections of power, water, gas, sewer etc by client
- Occupation Certificate to be arranged with Council by client once all works have been completed. We can assist you with this process.

**Disclaimer:** BuiltSmart Modular Homes gives no warranty and makes no representations as to the accuracy of the information contained in this document and therefore accepts no liability for any loss which may be suffered by any person who relies on the information provided. BuiltSmart Modular Homes reserves the right to change any information provided in this brochure without notice. This brochure is a guide only and does not constitute an offer or contract.

**Freecall** 1800 233 435

**T** 02 4328 5577

**F** 02 4328 3822

info@builtsmarthomes.com.au  
www.builtsmarthomes.com.au

## Display and Factory

Sunny Bank Road  
Lisarow NSW

## Post

Locked Bag 4  
Central Coast Mail Centre  
NSW 2252

Timberline BuiltSmart Homes Pty Ltd  
ABN 35 16 820 547 BLN 180280C