

# New Gen Homes Specification

## Included in every New Gen Home

- WA-owned independent builder with over 47 years' experience
- 25 year structural guarantee\*
- 6 month service period
- HIA fixed-price building contract
- Indemnity insurance
- Standard building license fees, footpath bonds & Water Corporation fees<sup>#</sup>
- Repeg of your home site<sup>#</sup>
- Contour survey & engineers' soil assessment of your home site<sup>#</sup>
- BCA compliant with independent energy efficiency assessment
- Home independently certified by a Structural Engineer
- Site security fencing, if required
- 3.52kW PV solar panel system
- REHAU™ plumbing pipes throughout
- Jason Windows quality range of sliding doors & Breezelock windows with flyscreens & one-key security locks
- Concrete pump allowance included
- R4.0 ceiling insulation supplied & installed to house or any external plasterboard areas<sup>^</sup>
- Certified termite treatment
- Split-level, rear & complex sites may incur additional costs at the builder's discretion<sup>#</sup>
- 24/7 access to our customer portal @HOME which provides updates, photos & communication

## External Features

- Engineer-designed reinforced concrete slab and footings
- Up to 10m of water connection<sup>#</sup>
- Up to 10m of sewer connection<sup>#</sup>
- Brick paved driveway (up to 6m), path, portico/porch/verandah and alfresco<sup>^</sup>
- Roof frame constructed with steel trusses made from TRUECORE® steel
- COLORBOND® steel roof cover<sup>\*</sup>
- COLORBOND® fascia, slotted gutters & downpipes<sup>\*</sup>
- COLORBOND® auto remote sectional garage door with 3 remotes & flush fit pelmet<sup>\*</sup>
- Solid core garage shopper door<sup>^</sup>
- 820mm M&B Designer Range or 1020mm Corinthian Urban entrance door<sup>\*</sup>
- Trilock door hardware for the front entrance.
- Double-cylinder door hardware with a deadbolt for the garage shopper door<sup>^</sup>

- Alfresco with 25-course plasterboard ceiling<sup>\*</sup>
- Full painting of ceilings, timberwork, eaves & meter boxes<sup>^</sup>
- Full painting of sand finish render<sup>\*</sup>
- Rolled mortar joints in cream<sup>\*</sup>
- External light points to external doors<sup>\*</sup>
- 2 external brass garden taps

## Internal & Electrical Features

- 28-course ceiling heights throughout<sup>\*</sup>
- Full painting of ceilings, doors, door frames & timberwork<sup>\*</sup>
- Walk-in or built-in robes to all bedrooms<sup>\*</sup>
- Mirrored sliding robe/linen doors with soffit<sup>\*</sup>
- White melamine shelving to all robes with rail<sup>\*</sup>
- Linen cupboard with 4 white melamine shelves<sup>\*</sup>
- M&B flush panel internal doors<sup>\*</sup>
- Leverset handles<sup>\*</sup>
- Double power points throughout
- White switch plate to light & power point switches
- NBN-ready package with TV point, 2 data points & conduits
- Light points to all rooms & passages using Clipsal LED 7W with white trim
- RCD safety switches<sup>\*</sup>
- Hard-wired smoke detectors<sup>\*</sup>
- Rheem 26L gas continuous flow water heater with recess box (excluding fully framed)
- Double garage with 25-course fibre cement ceiling<sup>\*</sup>
- Natural grey grano garage floor

## Kitchen/Scullery Features

- Westinghouse 900mm oven or 2x 600mm stainless steel fan-forced electric ovens<sup>^</sup>
- Westinghouse 900mm canopy rangehood<sup>\*</sup>
- Westinghouse 900mm gas hotplate<sup>\*</sup>
- 20mm vitreous compact benchtops<sup>^</sup>
- Ceramic wall tile splashback<sup>^</sup>
- Clark Punch stainless steel 1.75 end bowl, double end bowl or single end bowl sink<sup>^</sup>
- Choice of chrome, brushed nickel or matte black sink mixer taps<sup>\*</sup>
- Dishwasher recess with cold water & power connections<sup>\*</sup>
- Laminex/Formica laminate cupboard doors with ABS edges<sup>\*</sup>
- Cupboard & drawer handles<sup>\*</sup>
- Soft closers on all kitchen cabinetry doors & drawers
- Pantry with 4 melamine shelves<sup>\*</sup>

## Ensuite/Bathroom/Powder Room/Laundry Features

- Ceramic wall & floor tiles<sup>\*</sup>
- Square chrome floor drains to shower recesses
- Clark inset basins to bathroom & ensuite<sup>^</sup>
- Stylus wall basin to powder room<sup>^</sup>
- Choice of chrome, brushed nickel or matte black basin mixer taps<sup>\*</sup>
- Caroma bath 1675mm or 1525mm<sup>^</sup>
- Choice of chrome, brushed nickel or matte black bath mixer taps<sup>\*</sup>
- Hobless shower recess with semi-frameless pivot door & screen
- Choice of chrome, brushed nickel, or matte black shower suite, including shower on rail & mixer taps<sup>\*</sup>
- Caroma Prima II close coupled toilet suites
- Accessories (double towel rails, toilet roll holders, soap holders)<sup>\*</sup>
- 20mm vitreous compact benchtops<sup>^</sup>
- Vanity-wide mirrors
- Laminex/Formica laminate cupboard doors with ABS edges<sup>\*</sup>
- Soft closers on all bathroom & ensuite cabinetry doors & drawers
- External flumed retractable exhaust fan
- Privacy locks to ensuite or main bedroom, bathroom & WC
- Clark 45L inset stainless steel laundry unit<sup>\*</sup>
- Choice of chrome, brushed nickel, or matte black laundry mixer taps<sup>\*</sup>
- Washing machine plumbing connections

## BrickHybrid Inclusions

- 90mm TRUECORE® steel wall frames
- R2.0 insulation batts to internal & external walls
- 10mm plasterboard internal wall finish
- Moisture-resistant wallboard to all wet areas
- White sealer coat to all internal walls

## Dual Living Inclusions

- Westinghouse 600mm stainless steel fan-forced electric oven
- Westinghouse 600mm gas hotplate<sup>\*</sup>
- Westinghouse 600mm canopy rangehood<sup>\*</sup>
- Stylus R110 single end bowl sink
- 20mm benchtops to match kitchen<sup>^</sup>
- Rheem 26L gas continuous flow water heater with recess box (excluding fully framed)
- Everhard stainless steel laundry unit & cabinets

Client 1 Signature \_\_\_\_\_

Client 2 Signature \_\_\_\_\_

New Homes Consultant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_