

New Gen Homes Specification

Included in every New Gen Home

- WA-owned independent builder with over 48 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[#]
- Repeg of your home site[#]
- Contour survey & engineers' soil assessment of your home site[#]
- 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[^]
- Certified termite treatment
- Split-level, rear & complex sites may incur additional costs at the builder's discretion[#]
- 24/7 access to our customer portal @HOME which provides updates, photos & communication

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

Internal & Electrical Features

- 28-course ceiling heights throughout[^]
- Full painting of ceilings, doors, door frames & timberwork[^]
- Walk-in or built-in robes to all bedrooms[^]
- Mirrored sliding robe/linen doors with soffit[^]
- White melamine shelving to all robes with rail[^]
- Linen cupboard with 4 white melamine shelves[^]
- M&B flush panel internal doors^{*}
- Leverset handles^{*}
- 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^{*}
- Hard-wired smoke detectors[^]
- Rheem 26L gas continuous flow water heater with recess box (excluding fully framed)
- Double garage with 25-course fibre cement ceiling[^]
- Natural grey grano garage floor

Ensuite/Bathroom/ Powder Room/Laundry Features

- Ceramic wall & floor tiles^{*}
- Square chrome floor drains to shower recesses
- Clark inset basins to bathroom & ensuite[^]
- Stylus wall basin to powder room[^]
- Choice of chrome, brushed nickel or matte black basin mixer taps^{*}
- Caroma bath 1675mm or 1525mm[^]
- Choice of chrome, brushed nickel or matte black bath mixer taps^{*}
- 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^{*}
- Caroma Prima II close coupled toilet suites
- Accessories (double towel rails, toilet roll holders, soap holders)^{*}
- 20mm vitreous compact benchtops[^]
- Vanity-wide mirrors
- Laminex/Formica laminate cupboard doors with ABS edges^{*}
- 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^{*}
- Choice of chrome, brushed nickel, or matte black laundry mixer taps^{*}
- Washing machine plumbing connections

External Features

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

Kitchen/Scullery Features

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

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^{*}
- Westinghouse 600mm canopy rangehood^{*}
- Stylus R110 single end bowl sink^{*}
- 20mm benchtops to match kitchen[^]
- 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 _____ / _____ / _____



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