

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
- Plans independently certified by a Structural Engineer
- Site security fencing, if required
- **3.52kW PV solar panel system**
- **REHAUTM plumbing pipes throughout**
- **Jason Windows quality range of sliding doors & Breezelock windows with flyscreens & one-key security locks**
- R4.0 ceiling insulation supplied & installed to house or any external plasterboard areas[^]
- Certified termite treatment
- Concrete pump allowance included. Split-level, rear & complex sites may incur additional costs at the builder's discretion[#] 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**

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[^]**

- 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[^]
- **Three-phase power**
- **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

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[^]

• 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

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

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