

# SPECIFICATIONS & INCLUSIONS

**HomestarterPlus** combines functionality and affordability to deliver a home that's complete from the very beginning:

- ▶ **Steel frame and trusses**
- ▶ **Colorbond steel roof** with full sarking from selected range
- ▶ **20mm Caesarstone kitchen benchtops** from selected range
- ▶ **Stainless steel kitchen appliances** including:
  - 600mm electric cooktop
  - 600mm electric multifunction oven
  - 600mm slideout rangehood
  - 600mm dishwasher
- ▶ **Ceramic floor tiles** from selected range to entry, living areas, kitchen and wet areas
- ▶ **Quality carpet with standard 10mm underlay** from selected range to bedrooms, study, and media room (design specific)
- ▶ **100mm recessed white LED (daylight) downlights throughout**  
Minimum two (2) per room except WCs, laundry and WIRs have minimum one (1) per room (design specific)
- ▶ **Vertical blinds** to all windows and sliding glass doors (excluding garage)
- ▶ **Flyscreens** to all opening window sashes and sliding glass doors (excludes hinged doors)
- ▶ **White ceiling fans** to living areas, bedrooms and rear outdoor living
- ▶ **3 coat paint system including:**
  - Taubmans 'Endure' Internals
  - Washable low sheen acrylic to walls and enamel to trims and doors (one colour)
  - Exterior acrylic to external painted surfaces
- ▶ **Automatic Colorbond Panelift garage door** from selected range with two (2) handsets and one (1) wall unit
- ▶ **Ceramic tiles** from selected range to porch/portico and outdoor living area
- ▶ **One (1) NBN connection point**

## PLUS ALL THIS:

### PRE-CONSTRUCTION

- Contour survey, soil test and engineering designs
- Building specifications and plans
- Fixed price HIA Construction Contract
- Building permits and fees<sup>1</sup>
- Selection Appointment with a qualified Style Consultant

### SITWORKS & CONNECTIONS

- Engineered waffle pod concrete slab up to 'M' classification
- Termite protection to slab penetrations and building perimeter
- Earthworks up to 500mm fall with equal cut/fill across building pad
- Single phase electrical mains run in and connection up to ten (10) metre setback
- Mains water connection from pre-tapped water main up to ten (10) metre setback
- Stormwater and sewer connections to existing serviceable points up to 500m<sup>2</sup> block
- N2 wind rating

### WARRANTIES

- Building Certification
- 6 ½ years Builders Warranty
- 8 Step Quality Assurance Program
- 12 month warranty period for peace of mind
- Product manufacturer warranties

### KITCHEN

- 1 ¾ bowl stainless steel inset sink with chrome flick mixer tap
- Matt finish cabinets from selected range including:
  - Drawers, microwave and dishwasher provision as nominated on plans
  - Overhead cupboards as nominated on plans
- Handles from selected range
- Painted bulkheads above overhead cupboards and pantry
- Ceramic tiles from selected range to kitchen splashback
- White melamine shelves to pantry

## BATHROOM & ENSUITE

- Matt finish floor-mounted vanities from selected range (no drawers)
- Laminate benchtops from selected range
- Aluminium framed mirror to length of vanity
- Ceramic tiles from selected range to wet areas including:
  - bathroom, ensuite, and WC skirting
  - approx. 2100mm high to showers
  - vanity and bath splashbacks
  - bathroom, ensuite, and WC floors
- Choice of ceramic basins from selected range with chrome mixer taps
- White acrylic inset bath with chrome wall mixer and bath outlet
- 6mm semi-frameless showerscreens with clear glass and polished silver frame (600 series)
- Chrome shower arm and rose with wall mixer
- Close coupled toilet suite with soft close seat
- Chrome double towel rail and toilet roll holder
- Chrome hand towel holder to Powder Room (design specific)
- Ceramic soap dish to showers

## LAUNDRY

- Freestanding white steel cabinet with stainless steel tub
- Ceramic splashback tiles from selected range
- Chrome flick mixer tap

## INTERNAL

- 2440mm ceiling height throughout
- 90mm cove cornice throughout
- 68mm skirting and 42mm architraves from selected range
- Ceiling insulation incl. outdoor living and wall sisalation
- Painted flush panel passage doors
- Choice of chrome door furniture from selected range (privacy locks to bath, ensuite and WCs as applicable)
- Walk-in robe to master where shown on plans
- Built-in robes with vinyl sliding doors to bedrooms
- Melamine shelf and rail to all robes
- Four (4) melamine shelves to linen cupboard as nominated on plans

## EXTERNAL

- Clay face bricks from selected range with off-white mortar
- Colorbond fascia, quad gutters, and painted PVC downpipes
- Feature cladding and render to front façade if shown on plans
- Paint grade front entry door with clear glazing from selected range

- Choice of entrance lockset from selected range with deadlock
- Powder coated aluminium framed windows and sliding glass doors with clear glass and keyed locks
- Powder coated aluminium sliding glass door or painted flush panel door with 1/3 clear glass insert to laundry (design specific)
- Painted flush panel door with 1/3 clear glass insert to garage (design specific)
- Powder coated aluminium external door frames
- Front and rear garden taps
- TV antenna (not required in fibre optic estates)

## ELECTRICAL

- Earth leakage safety switch and circuit breakers
- 100mm recessed white LED (daylight) downlights to porch/portico and outdoor living area (quantity is design specific)
- One (1) single fluorescent light to garage
- Two (2) single powerpoints to master bedroom and living room
- One (1) single powerpoint to all other rooms including garage
- One (1) single powerpoint to fridge space, dishwasher space, microwave space and garage door motor
- Exhaust fan with light unit to bathroom and ensuite
- Interconnected photoelectric smoke alarms (with battery backup)
- One (1) TV point as nominated on plans
- One (1) phone point as nominated on plans
- One (1) data point as nominated on plans
- Mains pressure instantaneous electric hot water system

## EXCLUSIONS

- Driveway concrete, landscaping, fencing, clothesline and letterbox