



**INTEGRITY
NEW HOMES**

DESIGNER

INCLUSIONS

VISUAL

INH Geraldton
Visual Designer
Specification Inclusions
Version: January 2025

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A modern two-story house with white horizontal siding and dark grey trim. The house features a large two-car garage with white doors and small square windows. To the right is a front porch with a white door and a stone pillar. A large white window is on the second floor. A dark grey shadow is cast on the left side of the house.

EXTERNAL

SELECTIONS



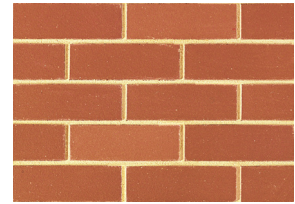
BURNISHED RED



LIMESTONE HUE



NOUVEAU GREY



RED SMOOTH



RESTORATION RED
TUMBLED



SUBIACO RED

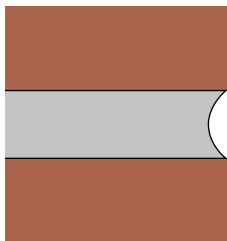


SUBIACO RED
TUMBLED



RESTORATION

Mortar Joint Profile



Ironed

Ironed joints are very effective at repelling rain penetration due to its recessed profile and the tight seal formed by compacted mortar.

Speak to your sales consultant about additional brick selections, joint types, and to confirm Zone.

Midland Brick

Bricks can vary in colour, texture, size, and price. Above are some of our standard bricks, we suggest that you visit our brick supplier Midland Bricks and view the bricks in person as they will look different on a screen.



Standard Colour Chart



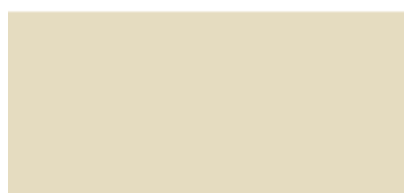
ANOTEC® DARK GREY
Matt



ANODIC NATURAL
Matt



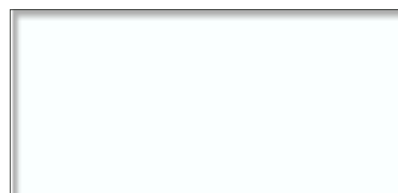
ANODIC SILVER GREY
Matt



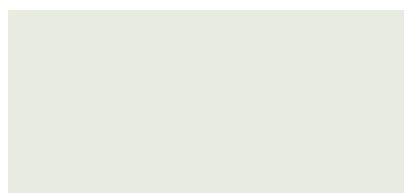
MAGNOLIA
Gloss



HAMERSLEY BROWN
Satin



PEARL WHITE
Gloss



SURF MIST®
Matt



DOESKIN
Matt



DEEP OCEAN®
Matt



MONUMENT®
Matt



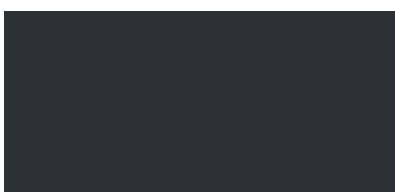
BLACK
Satin



METALLIC LUSTRE
Matt



AZ CUSTOM BLACK
Gloss



CHARCOAL
Gloss



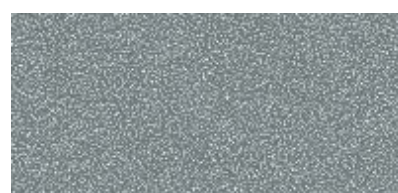
MOONGLOW
Satin



DUNE®
Satin



AZ CUSTOM BLACK
Matt



PRECIOUS SILVER PEARL
Kinetic



Cladding Options



Scyon™ Linea™ 180mm weatherboard cladding
a 16mm thick horizontal weatherboard, with deep shadow lines – it's the weatherboard that weathers well. Ideal for that hamptons look.



Primeline™ Heritage weatherboard cladding
features extra shadow lines and a rebated edge and comes in double board height for fast installation.



Primeline™ Newport weatherboard cladding
a smooth, narrow weatherboard. Compatible with the HardieLock™ fixing system.



Axon™ cladding
vertically grooved cladding panel that looks sharp and uniform – it delivers a pristine look that lasts.

James Hardie

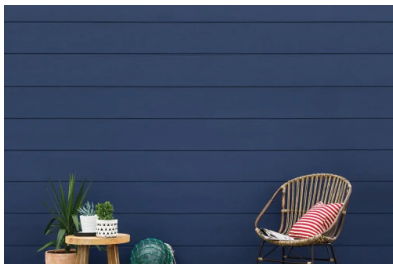


Cladding Options



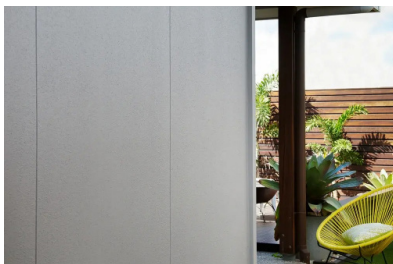
Matrix™ cladding

an exterior cladding system with a clean, modern, expressed-joint look. Matrix offers a bold industrial aesthetic when an architectural panelised look is desired.



Stria™ Heritage cladding

features deep grooves from the thick shiplap cladding boards, the Stria range is an easy way to get the strong horizontal line details in modern home and townhouse designs.



Easylap™ Panel

a pre-primed fibre cement sheet with a shiplap joint along its two vertical edges.



Hardie™ Fine Texture cladding

pre-textured fibre cement panel. It's durable and lower maintenance than traditional cement render to stay looking good for many years to come.



Hardie™ Brushed Concrete

With the embedded swept texture reminiscent of softly brushed concrete, these fibre cement panels give your home a finish that's visually sophisticated, and dynamic to the touch.

James Hardie



Entry Hinged Door



Your front door sets the impression for what will be revealed upon walking into your home as well as complimenting the style of your façade. Selection can be made from the painted finish Hume Vauclose range up to \$380 Retail Allowance.

Features:

- Bushfire BAL 12.5 suitable
- Solid core construction engineered for strength and stability
- Optimised design, styling to one side and smooth to the other
- Craftsmanship & high quality materials unite in these beautiful doors



XV1



XV4



XV5



XV9



XV10



XV14



XV18



XV20

Should you wish to explore further options within the Hume catalogue or prefer an upgrade to a stained finish, your colour consultant can assist.

Garage Sectional Door



Australia's most secure & trusted garage door

We know that behind your garage door are the things that matter to you most. The things that make your house a home. Most garage doors just close but a B&D garage door can be locked securely shut. So, to keep the things in your garage safe, just get a B&D door.



Keeping your home and family safe.

B&D know that behind your garage door are the things that matter to you most.

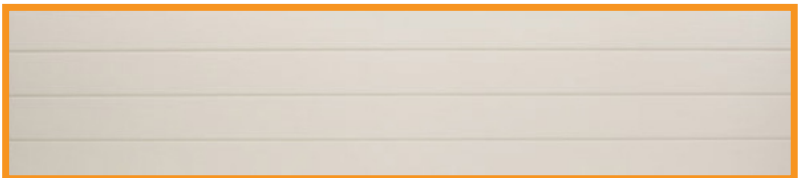


Nullarbor
Available in Woodgrain Textured finish



65+ years of Australian innovation.

B&D invented the roller door in 1956 and we've been innovating it ever since.



Seville
Available in Smooth and Woodgrain Textured finishes



Market leading 10-year warranty.

Tough, reliable and secure.

Designed and tested to work in unison, B&D doors and openers will keep your home secure for many years to come.



Statesman
Available in Smooth and Woodgrain Textured finishes



Grange
Available in Smooth and Woodgrain Textured finishes



Roofing, Fascia & Gutter



The COLORBOND® steel range of designer colours offers a classic and contemporary palette to enhance the beauty of every home style. Where better to look for inspiration than in Australia's own magnificent backyard. From our mountains to the outback, from creek beds to beaches, COLORBOND® steel captures the light and energy that makes Australia's colours so unique. You'll find 22 colour choices to create the ideal look and feel for your home.

Classic finish



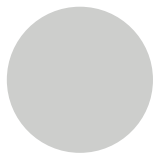
Dover White™
Classic finish
SA = 0.28



Surfmist®
Classic finish
SA = 0.33



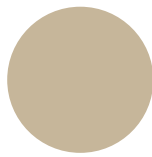
Evening Haze®
Classic finish
SA = 0.43



Southerly®
Classic finish
SA = 0.40



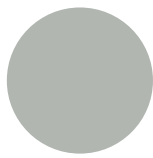
Dune®
Classic finish
SA = 0.48



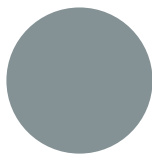
Paperbark®
Classic finish
SA = 0.43



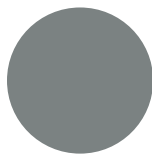
Classic Cream™
Classic finish
SA = 0.33



Shale Grey™
Classic finish
SA = 0.44



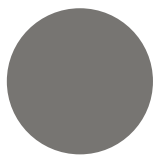
Bluegum®
Classic finish
SA = 0.57



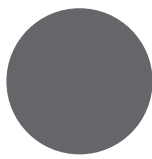
Windspray®
Classic finish
SA = 0.60



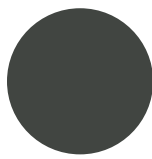
Gully®
Classic finish
SA = 0.64



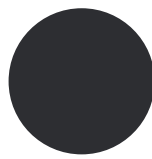
Wallaby®
Classic finish
SA = 0.64



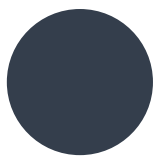
Basalt®
Classic finish
SA = 0.67



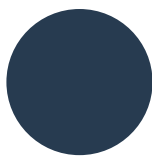
Woodland Grey®
Classic finish
SA = 0.70



Monument®
Classic finish
SA = 0.73



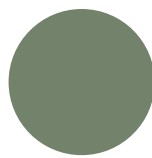
Ironstone®
Classic finish
SA = 0.73



Deep Ocean®
Classic finish
SA = 0.74

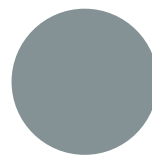


Cottage Green®
Classic finish
SA = 0.73

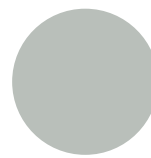


Pale Eucalypt®
Classic finish
SA = 0.60

Matt finish



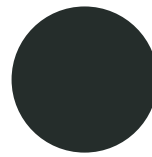
Bluegum®
Matt finish
SA = 0.59



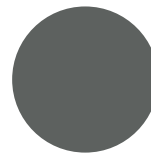
Shale Grey™
Matt finish
SA = 0.46



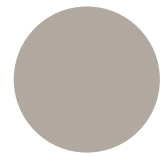
Surfmist®
Matt finish
SA = 0.35



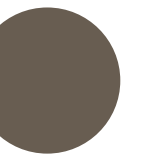
Monument®
Matt finish
SA = 0.79



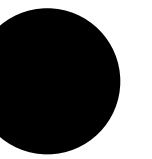
Basalt®
Matt finish
SA = 0.71



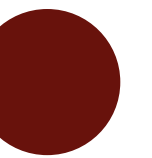
Dune®
Matt finish
SA = 0.48



Jasper®
Classic finish
SA = 0.67



Night Sky®
Classic finish
SA = 0.95



Manor Red®
Classic finish
SA = 0.70

Legend

SA = (Solar Absorbance) is a measure of how much of the sun's heat that a material absorbs. Choosing a colour with a lower SA is a cooler option and may help you meet building regulations such as NCC or BASIX. These are nominal values based on new product and measured in accordance with ASTM E 903-96.

Available in COLORBOND® Ultra steel for coastal and industrial environments. Other colours in the Classic finish may be available on request.



A modern kitchen interior featuring a white countertop, light wood cabinetry, and a stainless steel refrigerator. A hanging plant with green leaves and a white pot is suspended from a wooden beam. A wooden bowl sits on the countertop, and two brown leather bar stools are visible in the foreground. The left side of the image is darkened with a gradient overlay.

INTERNAL

SELECTIONS

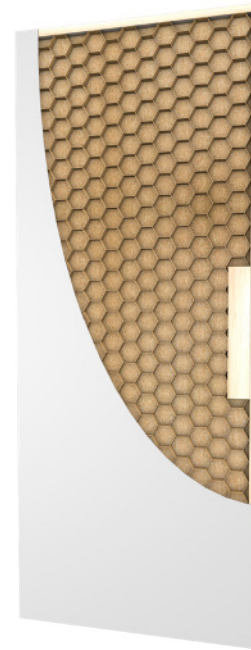




Honeycomb Core Flush

Superior doors with unique high density honeycomb core construction to add that touch of class.

Inspired door designs sometimes are unable to find an elegant solution for your architectural crafted home. Use traditional flush panel doors to support the theme you want without affecting your homes visual appeal.



Pinetrim Plus - Primed

- Clear of defects
- Great workability
- Pre-primed and ready for painting



DAR



Single Bevel



Half Splayed



Pencil Round



Bullnose



**HUME DOORS
& TIMBER**
100% Australian Owned



TradePro™ by Gainsborough

Simplistic style

Developed in Australia, TradePro's understated style adds the perfect finishing touch to front and internal doors.

Peace-of-mind

Know that you are installing quality products back by Gainsborough's 50 years of style and innovation.



Adel



Bela

Functions - passage, privacy, key in lever, dummy and long plate entrance set.

* Colours - Available in Satin Chrome, Bright Chrome and Matte Black

* Trims - Bela is available in round and square escutcheon

SLIDING CAVITY SET



Bathroom and Laundry



Bath mixer:
Mizu Silk CP



Bath spout:
Mizu Silk 218mm CP



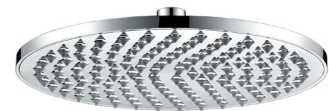
Bath:
Posh Solus 1500 Freestanding WH



Shower mixer:
Mizu Silk CP



Shower arm:
Milli Mood Vertical CP



Shower head:
Mizu Drift Round 300mm CP



Towel rail:
Mizu Silk Double 750mm CP



Floor Waste:
ADP tile insert 120mm x 120mm SS

Bathroom and Laundry

**Vanity:**

Timberline Nevada 900mm Wall Hung with 20mm SilkSurface benchtop and White Gloss Basin

Options:

- Choice of left-hand or right-hand drawers
- Choice of 24 above counter/semi-inset basins
- Choice of 12 SilkSurface silica free solid surface benchtops
- Choice of 23 woodgrain cabinet colours
- Choice of 200 handles



Basin mixer:
Mizu Silk CP



Toilet roll holder:
Mizu Silk CP



Toilet:
American Standard Heron BTW WH



Laundry mixer:
Mizu Drift MK2 Goose Neck CP



Laundry tub:
Everhard Project 45L SS



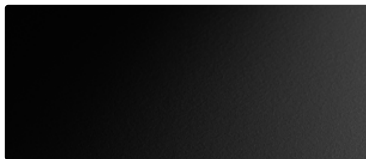
Kitchen mixer:
Mizu Drift MK2 Square Neck CP



Sink:
Vital 1 & 3/4 with drainer SS

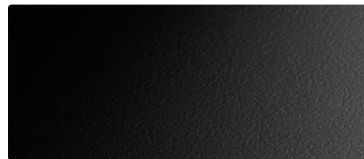
Laminate Benchtop Finish

Laminex High Pressure Laminate (HPL) is available in a choice of 5 finishes with over 160 colours in the standard range.



Natural Finish

A low sheen, smooth touch surface that is a durable and low maintenance option for benchtops and cabinetry.



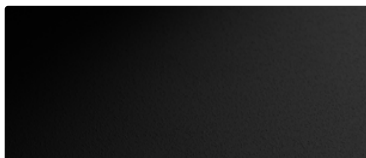
Flint Finish

A subtle textured finish with a soft sheen that is a durable and low maintenance option for cabinetry.



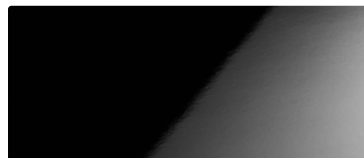
Silk™ Finish

A luxurious semi-gloss surface that is easy to clean and adds sleek style to cabinetry.



Chalk Finish

A low-gloss tactile finish with the look and feel of a raw veneer, suitable for benchtops and cabinetry.



DiamondGloss® Finish

A stunning high gloss benchtop surface, polished to perfection giving it a brilliance that is both striking and refined.



Cooktop: Kleenmaid 60cm Gas Cooktop GCTK6012

Features:

- Black glass finish
- 4 gas burners
- Left hand side triple ring wok burner
- Heavy duty removable cast iron trivets
- Electric ignition
- Side located control knobs
- Flame safe protection
- Energy Efficient Burners (E.E.B)
- Maxi-Flow Adjustment - 27% more control
- 10A electrical connection
- 5 year warranty



Rangehood: Kleenmaid 70cm Undermount Rangehood RHUC91K

Features:

- Black finish
- 3 speed rotary dial control
- 650m3/h airflow
- 2 LED lamps
- Durable aluminium grease filter
- Ducted operation
- 10A electrical connection
- 5 year warranty



Oven: Kleenmaid 60cm Built-in Oven OMF6014

Features:

- Black glass and stainless steel finish
- 75L capacity
- 5 functions
- Electronic timer and clock
- 5 shelf positions (cooking levels)
- Child safety lock
- Removable triple glazed door
- 10A electrical connection
- 5 year warranty



The mid-level sheen of Dulux Wash&Wear Semi Gloss is a finish that works well on walls or even as an alternative to enamels on doors and skirting boards. 101 Barrier Technology creates a tough, hard wearing barrier that withstands wear and tear.

Features

- 101 Barrier Technology
- Withstands wear and tear
- Low odour & Low VOC at <16g/L tinted & untinted (Volatile Organic Compounds contribute to atmospheric pollution)

Benefits

- Wipe away most common marks, scuffs and stains with a wet cloth
- Looks freshly painted for years
- Exceptional washability



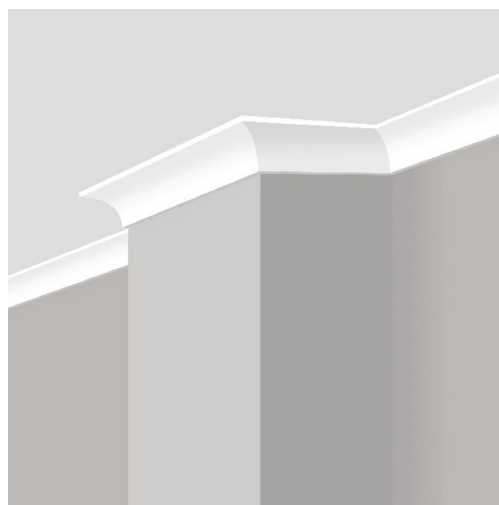
Dulux



While cornice effectively bridges the junctions between walls and ceilings, its purpose extends beyond function, providing the perfect finishing touch to the aesthetic harmony of a home.

Cove cornice has long been the standard cornice choice for Australian home builders. Its functional profile does not detract from common decor style and it is available in three profile sizes (55mm, 75mm and 90mm).

The simple curve of Cove cornice gives it an understated presence throughout the home, allowing other architectural design features to become the hero.





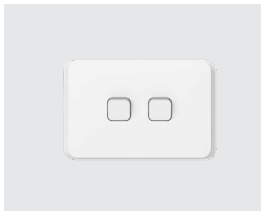
Clipsal Iconic® Single GPO 3015H-VW

- Clipsal Iconic is a modern range based on a sleek clean design
- Based around a unique grid design for easy customisation to suit your style
- Green indicator so you know when it is switched on
- Covered by an in-house warranty service 12 months post install



Clipsal Iconic® Double GPO 3025H-VW

- Clipsal Iconic is a modern range based on a sleek clean design
- Based around a unique grid design for easy customisation to suit your style
- Green indicator so you know when it is switched on
- Covered by an in-house warranty service 12 months post install



Clipsal Iconic® Light Switch 3042HA-VW

- Modern in design and can be customised with changeable skins
- A low-profile light switch
- Quick and easy to personalise with pictogram rockers
- Compatible with smart, connected products and innovative technology so your future ready
- Covered by an in-house warranty service 12 months post install



Clipsal Iconic® TV PAL Antenna 3041VTV75F-VW

- Part of the Iconic range for consistent style across all your switches and sockets
- The TV PAL Antenna Socket Plate is a reliable way to connect your television
- Slim flush mounting allows for the socket plate to blend in with any décor
- Covered by an in-house warranty service 12 months post install



Clipsal Fire Tek Flush-Mount Smoke Alarm 755PFM4

- Photoelectric technology for early detection and warning from hazardous smoke and fire
- Flush mount design is extremely low profile and unobtrusive
- Can be used as a single mains powered battery backed alarm or can be interconnected with other 755 series smoke alarms
- Covered by an in-house warranty service 12 months post install



Eclipse Maxi Colour Switch Downlight White 9W 170065

- Tri-colour adjustable to Warm White, Cool White and Day Light
- 25,000 hours average rated life
- 5 year warranty
- Plug connection
- Dimmer compatible





INTEGRITY NEW HOMES

Check out our website
www.inh.com.au/geraldton



Exclusions & Disclaimers

Integrity New Homes reserves the rights to vary inclusions and/or products at any time. Should a different brand be substituted it will be replaced with a product of equal or better standard.

Artist's impression's and any photographs appearing in Integrity New Homes brochures of finished homes, are indicative only and do not constitute an offer of what will be included in any individual home. Integrity New Homes display homes contain a wide range of items which are not included, unless advised otherwise in writing, such as, but not limited to, all furnishing, decorator items, window and floor coverings (except tiles to wet areas), air conditioning, security, office equipment, and hard and soft landscaping including fencing. Inclusions along with display home designs vary throughout Australia and New Zealand and are indicative only and do not constitute an offer of what will be included in any individual home. Please refer to your building contract for the specific design and inclusion details for your new home. Every Integrity New Homes office is independently owned and operated by a local licensed builder controlled by applicable local regulations and statutory requirements.