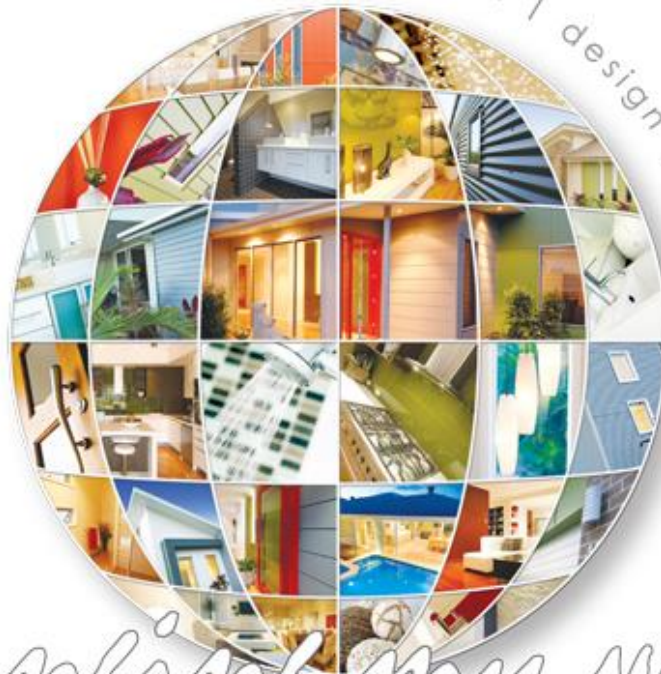


DESIGNER Inclusions

Summary

designer



plan | design | create

Changing my world

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In addition to our Core Integrity inclusions, Integrity New Homes are proud to offer all of our clients a diverse selection of quality products which are effectively incorporated within the following Designer Inclusion package. Upgrade options are available, please speak to your Integrity New Homes Sales Consultant for more information today!

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Designer Specification Inclusions Summary
Version: September 2017

 **INTEGRITY**[®]
NEW HOMES
Changing my world

www.inh.com.au – 1300 886 793



Track Record and Special Inclusions . . .

- Awards..... Winner HIA New South Wales Professional Medium Builder of the Year 2011 and 2012. Finalist HIA New South Wales Professional Medium Builder of the Year 2016. Winner HIA Northern New South Wales Display Home of the Year 2015 and 2016. Finalist HIA New South Wales Display Home of the Year 2015 and 2016.
- Colours..... Consultation with professional colour consultant to assist with product selection**.
- Communication..... Two week communication guarantee.
- Design..... Member of the Building Designers Association of Australia and professional award winning design team.
- Environmental..... HIA GreenSmart Accredited Builder and Sustainable Building Focused.
- Kitchen..... Consultation with professional kitchen consultant to assist with design and layout***.
- Quality..... Integrity Edge customer focused quality assurance programme.
- Warranty..... Lifetime structural warranty*.

Designer Inclusions

The Site . . .

- Control of Sediment..... Sediment control and siltation fencing is included.
- Electrical..... 10 lineal metres of 16mm electrical cable running underground from the dwelling meter box to the Local Authority compliant pit/pillar.
- Excavation..... Excavation of up to 1,000mm (depth 500mm equal cut and fill). Additional excavation costs, where applicable are included in the fixed site costs.
- Gas Service..... 2 gas connection points – 1 for gas hot water system and 1 for gas cooktop in Kitchen.
- Insurance..... Builder's insurance is provided for theft of, and damage to, Builder supplied items and public liability on the site.
- Phone/Internet..... 15 lineal metres of NBN compliant conduit in wall/ceiling to accommodate future fibre NBN connection.
- Sewerage..... 10 lineal metres of 100mm sewerage pipe running underground from the dwelling (closest point) to the Local Authority compliant connection point.
- Slab/Foundation..... Slab/Foundation, including concrete pump, as per the licenced and qualified engineer. Excludes piercing.
- Stormwater..... 60 lineal metres of 90mm stormwater pipe running underground from the downpipes to the Local Authority compliant street overflow.
- Water..... 10 lineal metres of 19mm poly pipe running underground from the dwelling (closest point) to the owner supplied and installed water meter.

“comfortable spaces”



Local Authority Requirements . . .

- Construction Certificate..... Construction certificate including private certifier fees are included.
- Development Application.... Local Authority fees are included.
- Geotechnical Report..... Geotechnical soil classification report is included.
- Insurance..... Home Warranty Insurance (ACT and Qld), Home Building Compensation Fund Insurance (NSW), Builder's Warranty Insurance (SA and Vic) and Home Indemnity Insurance (WA) are included as applicable for the state or territory in which Integrity New Homes is building.
- Temporary Access..... 6 lineal metres of all weather access from the boundary is included.
- Wind Rating..... Wind rating classification is included.

Note: All Standard Local Authority fees and insurances are included for one free-standing single dwelling.

Building Sustainability . . .

- Bathroom Mixer..... 4 star WELS rated.
- Energy Rating..... The applicable energy efficiency compliance is provided for the state or territory (including application and lodgement fees) in which the dwelling is being built.
- Insulation..... Pink Batts R2.5 batts to living area ceilings.
- Kitchen/Laundry Mixer..... 4 star WELS rated.
- Sisalation..... Builder's range wall and roof sisalation (includes the entire garage roof area).
- Shower outlet..... 3 star WELS rated.
- Toilet Suite..... 4 star WELS rated.

External General . . .

- Cladding..... 75mm Dulux Exsulite thermal façade system with 25mm cavity spacers and Dulux Acratex finish.
- Downpipes..... Builder's range painted 90mm PVC and/or 100mm x 75mm Colorbond at Builder's sole discretion.
- Eaves..... Hardies Hardie Flex fibre cement eaves where shown on contract plans.
- Fascia and Gutter..... Builder's range Colorbond steel.
- Garage Door..... B&D Doors & Garage Openers Panelift sectional garage door in Colorbond colours with remote control opening and finger safe mechanism.
- Hot Water System..... Rheem Metro Plus 24L/M continuous flow gas instantaneous hot water system.
- Roof..... Builder's range Colorbond steel roofing with 22.5 degree roof pitch.
- Termite Control..... Exposed slab edge termite barrier (visual).

“ modern living ”



Doors . . .

- Entry Door..... Hume Vaucluse unglazed, paint grade, hinged door with a Retail Allowance of up to \$230.00. Sidelight and/or highlight glazing is not included.
- Internal Doors..... Hume Redicote hinged and/or cavity sliding paint grade flush doors with honeycomb core.
- Other External Doors..... External timber doors where shown on contract plans will be Hume paint grade, unglazed, flush tempered hardboard with honeycomb core.

Door Furniture . . .

- Entry Door..... Schlage Regent series levers.
- Internal Door Furniture..... Schlage Regent series levers where hinged and Schlage latch with finger pull where cavity sliding.

Insect Screens . . .

- Door Insect Screens..... Builder's range fibreglass mesh insect screens to all standard sliding glass doors (excludes cornerless stacker sliding glass doors and/or hinged/pivot doors).
- Window Insect Screens..... Builder's range fibreglass mesh insect screen to openable section on all standard sliding windows.

Note: Security screens are not included.

Framing . . .

- Ceiling..... 2400mm flat (nominal).
- Frames..... Builder's range timber stud walls or Builder's range steel stud walls at the Builder's sole discretion.
- Trusses..... Builder's range timber trusses or Builder's range steel trusses at the Builder's sole discretion.

Windows . . .

- Sliding Glass Doors..... Builder's range 2100mm high, clear glass, powder coated, aluminium framed sliding doors.
- Windows..... Builder's range clear glass powder coated aluminium framed sliding windows. Obscure windows to wet areas.
- Windows Locks..... Keyed alike window locks (lockable in closed position).

External Tapware . . .

- Garden Taps..... 2 Builder's range wall mounted garden taps. One located to front of dwelling and one to the rear.

“ timeless style ”



Paint . . .

- Architraves and Skirting..... 3 coats of the 1 Dulux Professional paint colour.
- Ceilings.....2 coats of the 1 Dulux Professional paint colour.
- Cornice..... 2 coats of the 1 Dulux Professional paint colour.
- Downpipes..... 3 coats of the 1 Dulux Professional paint colour.
- External Doors..... 3 coats of the 1 Dulux Professional paint with all painted walls and doors (excluding the entry door) having the same 1 colour. The entry door may have 1 different colour with 3 coats provided.
- External Soffits..... 2 coats of the 1 Dulux Professional paint colour.
- External Walls..... 2 coats of the 1 Dulux Acratex paint colour with all painted walls and doors (excluding the entry door) having the same 1 colour. The entry door may have 1 different colour with 3 coats provided.
- Internal Doors..... 3 coats of the 1 Dulux Professional paint colour.
- Internal Walls..... 3 coats of the 1 Dulux Professional paint colour.

Electrical . . .

- Lights..... Builder's range surface mounted battens including energy efficient bulbs.
- Light Switches..... Builder's range Clipsal C2000 white light switches.
- Power Points..... Builder's range Clipsal C2000 white power points.
- Safety Switches..... 3 Builder's range safety switches.
- Smoke Alarm..... Builder's range surface mount Clipsal photoelectric smoke detectors as per the BCA.
- Telephone Point..... 1 Builder's range telephone point from the Clipsal C2000 range.
- Television Points..... 2 Builder's range television points from the Clipsal C2000 range.

Note: Refer to the electrical plan in your contract plans for quantities of lights, light switches, smoke alarms and power points.

Kitchen . . .

- Benchtops..... Builder's range laminate from Laminex including Laminex Diamond Gloss and Laminex Squareform with a post-formed profile.
- Cabinet Doors..... Builder's range Laminex Lamiwood with handles from the Builder's range.
- Cabinetry..... White melamine internal finish with bank of 4 Hettich multi-tech soft-close drawers and 1 PVC cutlery tray to the top drawer and hinged doors with Hettich Sensys soft close hinges.
- Kickboard..... Builder's range laminate from Laminex.
- Overhead Cupboards..... Builder's range Laminex Lamiwood (including above fridge space) when shown on contract plans.
- Pantry Doors..... Builder's range when a Cabinet Made Pantry is shown on contract plans.
- Pantry Shelving..... 4 fixed white melamine shelves when a Cabinet Made Pantry is shown on contract plans.
- Sink..... Vital 1 and 3/4 bowl stainless steel sink with one tap hole.



Kitchen continued . . .

- Sink Mixer..... Mizu Soothe chrome.
- Splashback..... Beaumont Silver range ceramic wall tiles to a maximum height of 600mm.
- Water Filter..... Water Filters Australia Platinum inline water filtration system.

Appliances . . .

- Cooktop..... Baumatic BG4S gas 600mm wide, stainless steel, with four burners.
- Dishwasher..... Dishwasher space provided with Builder's range plumbing and electrical connection point. Dishwasher not included.
- Microwave..... Microwave space provided with Builder's range electrical connection point. Microwave not included.
- Oven..... Baumatic BO5M electric 600mm wide, black, fan forced built in oven.
- Rangehood..... Baumatic GEH6017 electric 600mm wide, stainless steel, slide out rangehood recirculated internally.

Bathroom/Ensuite . . .

- Basin/Vanity Mixer..... Mizu Soothe chrome.
- Bath Mixer..... Mizu Soothe wall mounted chrome.
- Bath Spout..... Mizu Soothe 200mm wall outlet.
- Bath Tub..... Posh Solus 1500mm white free-standing bath.
- Feature Tiles..... Retail Allowance for feature tiles of up to \$100.
- Floor Tiles..... Beaumont Silver range ceramic floor tiles to wet areas. Builder's range Smart Tiles to floor waste of showers and wet areas (not included to toilets located in a room without a hand basin/vanity).
- Mirror..... Builder's range framed to a maximum height of 900mm located directly above the basin/vanity and to match vanity width.
- Shower Mixer..... Mizu Soothe wall mounted chrome.
- Shower Outlet..... Posh Domaine 220 round mounted from ceiling by a chrome finish Posh vertical arm.
- Shower Screen..... Builder's range semi-frameless with clear glass fixed panel and overlapped pivot door.
- Toilet Roll Holder..... Mizu Soothe.
- Toilet Suite..... American Standard Cygnet white close coupled back to wall suite.
- Towel Rail..... Mizu Soothe double towel rail.
- Vanity..... Suttor white wall hung vanity with Builder's range chrome push plug. Refer to contract plans for width.
- Wall Tiles..... Beaumont Silver range ceramic wall tiles to a maximum height of 2000mm to the shower, maximum of 1200mm behind the toilet suite, maximum of 1000mm to the three closest walls to the free-standing bath, 1 row to a maximum of 200mm above the vanity, 2 rows to a maximum height of 400mm above the bath and skirting tile laid to a maximum height of 300mm to the remainder.

“ guaranteed quality ”

Laundry . . .

- Floor Tiles..... Beaumont Silver range ceramic floor tiles and 1 Builder's range Smart Tile to floor waste.
- Laundry Tub..... Everhard white unit with 45 litre stainless steel finish tub and metal cabinet with 2 washing machine stops under.
- Laundry Tub Mixer..... Mizu Soothe chrome mixer.
- Wall Tiles..... 2 rows of Builder's range ceramic wall tiles to a maximum height of 600mm above the laundry tub and skirting tile to a maximum height of 300mm the remainder.

Internal Linings . . .

- Ceiling Linings..... CSR Gyprock 10mm plasterboard.
- Cornice..... CSR Gyprock 55mm cove throughout internally.
- Wall Linings..... CSR Gyprock Plus 10mm plasterboard (return walls either side of Garage sectional door to be unlined brickwork).

General Internal . . .

- Jambs..... Builder's range paint grade 92mm x 19mm finger jointed pine, unless the wall thickness is shown on the contract plans as 75mm, then the jamb will be 98mm x 19mm finger jointed pine or the wall thickness is shown on the contract plans as 90mm, then the jamb will be 112mm x 19mm paint grade finger jointed pine.
- Linen..... Builder's range vinyl sliding doors with 4 fixed white melamine shelves.
- Robe..... Builder's range vinyl sliding doors with 1 fixed white melamine top shelf and 1 chrome hanging rail beneath.
- Skirting and Architraves..... Builder's range paint grade 66mm x 11mm, dressed all round, finger jointed pine.
- Stairs..... Internal stairs where shown on contract plans will be carpet grade (carpet not included). Builder's range painted pine balustrade and hand rail included where required by the Local Authority.



Exclusions & Disclaimers . . .

Integrity New Homes reserves the right 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. Plans are copyright in part and whole. Elevations are provided as a guide only. 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 display homes contain a wide range of items which are not included, unless advised otherwise in writing, such as, but not limited to, all furnishings, 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 personal 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.

Integrity New Homes Pty Ltd ABN: 56 105 075 625,
Licence Numbers: NSW 158643C – QLD 1124529 – WA S1383.

- * Not available in all locations, refer to your building contract for terms.
- ** Not available in all locations or with Fast Track Offer.
- *** Not available in all locations.



JASON HODGES
TV Presenter and Tradesman

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