



# DESIGNER INCLUSIONS AT A GLANCE



Designer Specification Inclusions Summary  
Version: May 2021

 **INTEGRITY<sup>®</sup>**  
**NEW HOMES**

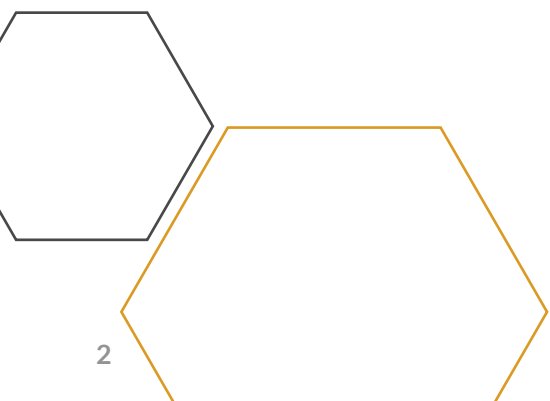
[www.inh.com.au](http://www.inh.com.au)  
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## Track Record and Special Inclusions...

Awards.....	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 an interior designer/colour consultant to assist with production selection (excludes Fast Track offer).
Communication.....	Weekly communication update guarantee.
Design .....	Member of the Building Designers Association of Australia and professional award winning design team.
Environmental .....	HIA Greensmart accredited builder.
Kitchen .....	Consultation with a professional kitchen consultant to assist with your design and layout.
Quality .....	Integrity Edge customer focused quality assurance programme.
Warranty.....	Lifetime structural warranty. Refer to specifications.

## 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 .....	M Class Slab /Foundation, including concrete pump, as per the Professional Engineer. Excludes piling.
Stormwater .....	60 lineal metres of 100mm stormwater pipe running underground from the downpipes and then 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.



## Local Authority Requirements...

Construction .....	Certificate Construction Certificate including private certifier fee.
Development Application.....	Local Authority standard fees
Geotechnical Report.....	Geotechnical soil classification report.
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) as applicable for the state or territory in which Integrity New Homes is building. Amount is a Provisional Sum (PS) allowance.
Temporary .....	Access 6 lineal metres of all weather access from the boundary.
Wind Rating.....	Wind rating classification.

**Note:** All standard Local Authority fees and insurances for the works being undertaken by the builder are included for one free standing single dwelling.

## Building Sustainability...

Bathroom Mixer.....	4 star WELS rated.
Energy Rating.....	The applicable energy efficiency for the state or territory (including application and lodgement fees) in which the dwelling is being built.
Insulation.....	CSR Bradford R3.0 batts to living area ceilings (excludes garage) and CSR Bradford R2.0 batts to living area external walls excludes garage).
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...

Bricks.....	PGH builders range.
Downpipes .....	Builder's range painted 90mm PVC and/or 100mm x 75mm Colorbond at Builder's sole discretion.
Eaves.....	Hardies HardieFlex fibre 4.5mm cement eaves where shown on contract plans.
Fascia and Gutter .....	Bluescope Colorbond from the Builder's range.
Garage Door .....	B&D Doors & Garage Openers Panelift sectional garage door from the Builder's range colours with remote control opening and finger safe mechanism.
Hot Water System Rheem .....	Metro 26L /M gas continuous flow hot water system.
Roof.....	Bluescope 0.42 Custom Orb Colorbond from the Builder's range with 22.5 degree roof pitch.
Termite Control.....	Exposed slab edge termite barrier (visual).

## Doors...

Entry Door .....	Hume Vacluse unglazed, paint grade, hinged door with a Retail Allowance of up to \$230.00. Sidelight and/or highlight glazing is not included.
Internal Door.....	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...

External Door Furniture.....	TradePro by Gainsborough designs.
Internal Door Furniture.....	TradePro internal levers by Gainsborough designs.

## Insect Screen...

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 of all standard sliding windows.

**Note:** Security screens are not included.

## Framing . . .

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

## Windows . . .

Sliding Glass Doors.....	Dowell 2100mm high, clear glass, powder coated aluminium framed sliding doors.
Windows.....	Dowell clear glass powder coated aluminium framed sliding windows. Obscure glass 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 . 1 located to front of dwelling and 1 to the rear.
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## 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 Professional 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.....	Beacon Lighting Commercial LEDlux express warm white recessed light emitting diode (LED) lights.
Light Switches.....	Clipsal Iconic white light switches.
Meter Box.....	Clipsal 230 painted to match the adjacent wall.
Safety Switches.....	3 Builder's range safety switches within the meter box.
Smoke Alarm.....	Clipsal photoelectric flush mount smoke detectors as per the NCC.
Telephone Point.....	1 Clipsal Iconic telephone point.
Television Points.....	2 Clipsal Iconic television points.

**Note:** Refer to the electrical plan in your contract plans for quantities of lights, light switches, smoke alarms and power points and configuration of switching of lighting and number of outlets on each power point.

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

## Kitchen continues...

Sink Mixer.....	Mizu Soothe chrome.
Wall Tiles (Splashback).....	Beaumont Tiles Silver range ceramic wall tiles to underside of overhead cupboards. Where no overhead cupboards, to a maximum height of 700mm.

## 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/Powder/WC . .

Basin/Vanity Mixer .....	Mizu Soothe chrome.
Bath Mixer.....	Mizu Soothe wall mounted chrome.
Bath Spout.....	Mizu Soothe 200mm wall outlet chrome.
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.
Floor Waste .....	Suttor point drain with floor tile cut down and inserted to showers and wet areas. Floor wastes are not included to a Powder or WC without a basin or 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 chrome mounted from ceiling by a chrome Posh vertical arm.
Shower Screen.....	Builder's range semi frameless with clear glass fixed panel and overlapped pivot door.
Toilet Roll Holder.....	Mizu Soothe chrome.
Toilet Suite.....	Posh Domaine rimless white close coupled back to wall suite.
Towel Rail.....	Mizu Soothe double towel rail chrome.
Vanity .....	Wall hung white Mont Albert poly marble top vanity with soft close doors and drawers and a chrome pop up plug and waste (width is house design specific).
Wall Tiles.....	Beaumont Tiles Silver range ceramic wall tiles to a height of 2000mm to the shower, 1200mm behind the toilet suite, 1000mm to the three closest walls to the free standing bath, 1 row splashback to a maximum of 300mm above the vanity, and 1 row skirting tile laid to a maximum height of 300mm to the remainder.

## Laundry...

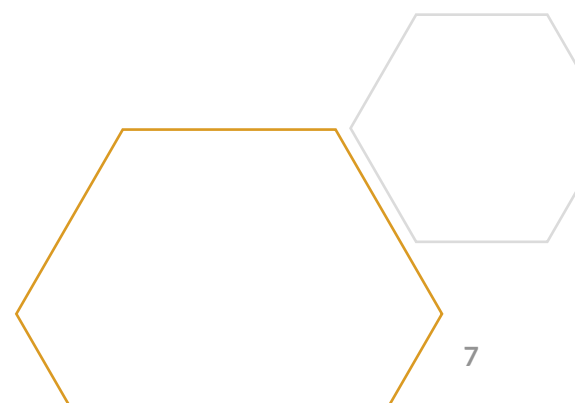
Floor Tiles.....	Beaumont Silver range ceramic floor tiles with a cut tile to the Smart Tile floor waste.
Floor Waste .....	Suttor point drain with floor tile cut down and inserted.
Laundry Tub.....	Everhard white freestanding unit with 45 litre stainless steel finish tub and metal cabinet with 2 washing machine stops under.
Laundry Tub Mixer .....	Mizu Soothe chrome.
Wall Tiles.....	Beaumont Tiles Silver range ceramic wall tiles to a maximum height of 600mm above the laundry tub and skirting tile to a maximum height of 300mm to the remainder.

## Internal Linings...

Ceiling Linings.....	CSR Gyprock Plus 10mm plasterboard.
Cornice .....	CSR Gyprock 55mm cove throughout internally.
Normal Wall Linings .....	CSR Gyprock Plus 10mm plasterboard.
Wet Area Wall Linings.....	CSR Ceminseal 6mm fibre cement.

## General Internal...

Jamb.....	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 (DAR) 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...

The products shown are provided as a guide only 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.

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