



# DESIGNER INCLUSIONS

## DESIGNED FOR LIFE

 **INTEGRITY**  
**NEW HOMES**  
SOUTH COAST

# ARE YOU LOOKING FOR THE WHOLE PACKAGE?

Building your home with Integrity New Homes means building a home designed for life. Our Designer Inclusions are built into the price of all Integrity New Homes. We have partnered with only the best suppliers to offer you a premium and diverse range of quality products. To ensure your home is everything you have dreamed, we offer a one on one selection process with our interior designer and suppliers to hand select all internal and external features of your new home. We are confident you'll love our Designer Inclusions, however, no matter your vision, additional extras are available to complete your dream look. Speak to our team to find out more today!

## The Site

✓ Concrete Pump	Concrete pump is included for the slab only.
✓ Control of Sediment	Sediment control 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 500mm equal cut and fill (1000mm fall across build area).
✓ Gas Service	Two gas connection points, one for gas hot water system and one for gas cooktop in the 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 meters of NBN compliant conduit in wall/ceiling to accommodate future NBN connection. One phone/data connection point.
✓ Sewer	20 lineal metres of 100mm sewer pipe running underground from the dwelling (closest point) to the Local Authority compliant connection point.
✓ Slab/Foundation	Engineer designed M class waffle pod slab.
✓ Stormwater	60 lineal metres of 90mm stormwater pipe running underground from the downpipes to the water tank or Local Authority compliant street overflow.
✓ Water	10 lineal metres of 19mm poly pipe running underground from the dwelling (closest point) to the Local Authority compliant water meter.

## Local Authority Requirements

✓ Construction Certificate	The Construction Certificate including standard fees are included.
✓ Development Application	Standard Local Authority fees are included.
✓ Geotechnical Report	Geotechnical Soil Classification Report if required.
✓ Home Warranty Insurance	An allowance for Home Building Compensation Fund Insurance (New South Wales) is included.
✓ Construction Access	4 lineal metres of all weather access for driveway crossover.

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

## Building Sustainability

✓ Bathroom Tapware	Minimum 4 stars or higher WELS rated.
✓ Energy Rating	The applicable energy efficiency compliance (including application and lodgement fees).
✓ Insulation	R2.0 external wall batts and R3.0 ceiling batts to living area ceilings.
✓ Kitchen Mixer	Minimum 5 stars or higher WELS rated.
✓ Silliation	External wall silliation (includes the external garage wall area).
✓ Anticon Blanket	55mm Foil Back Roof Blanket to underside of metal roofing.
✓ Shower Head	Minimum 3 stars or higher WELS rated.
✓ Toilet Suite	Minimum 4 stars or higher WELS rated.

## External

✓ Concrete Slab	Concrete slab to alfresco and porch.
✓ Roof Covering	Durable Colorbond Steel metal roofing.
✓ Bricks	A selection of Austral or PGH exposure grade face brick, laid in stretcher bond and off-white mortar with ironed joints.
✓ Downpipes	Painted 90mm round PVC.
✓ Eaves	Fibre cement eaves (house design specific).
✓ Fascia and Gutter	Durable Colorbond Steel fascia and gutter.
✓ Hot Water System	Rheem 26Ltr continuous flow gas instantaneous hot water system.
✓ Garage Door	Motorised Panelift B&D Garage Doors in Colorbond Steel colours with two remote controls.
✓ Termite Control	Trithor or similar termite barrier treatment.
✓ Garden Taps	Two wall mounted garden taps. One located to front of dwelling and one to the rear at builder's discretion.
✓ External Ceilings	Alfresco ceiling linings.

## Doors and Door Furniture

✓ Entry Door	Hume Doors stylish selected Vaucluse range.
✓ Internal Doors	Hume Doors Flush redicoat internal hinged and/or cavity sliding paint grade doors.
✓ Other External Doors	Hume Doors paint grade exterior tempered hardboard or powder coated aluminium framed glass.
✓ Entry Door	Lockwood Nexion Vision Trilock with modern Glide lever.
✓ Internal Doors	Lockwood Velocity Series with modern Glide levers.
✓ Sliding Cavity Doors	Contemporary Lockwood door furniture.

## Insect Screens

✓ Door Insect Screens	Fibreglass mesh insect screens to all standard sliding glass doors.
✓ Window Insect Screens	Fibreglass mesh insect screen to opening section of all standard windows.

## Framing

✓ Ceiling Height	Nominal ceiling height of 2400mm.
✓ Frames	BlueScope Truecore 90mm steel frames or 90mm T2 timber at builder's sole discretion.
✓ Trusses	BlueScope Truecore 90mm steel trusses or 90mm T2 timber at builder's sole discretion.

## Windows

✓ Sliding Glass Doors	Stegbar Windows premium 2100mm high sliding glass powder coated aluminium.
✓ Windows	Stegbar Windows premium clear glass powder coated aluminium framed windows. Obscure glass to Bathroom areas.
✓ Window Locks	Keyed alike window locks.

## Electrical

✓ Circuit Breaker	Earth leakage safety switch with one circuit breaker.
✓ Lights and Switches	LED down lights, as per electrical specification with Clipsal Iconic white light switches.
✓ Power Points	Clipsal Iconic white power points, as per electrical specification.
✓ Safety Switches	Minimum three (3) safety switches.
✓ Smoke Alarm	Hardwired Clipsal smoke detectors with battery backup.
✓ Telephone/Data Points	One telephone/data point from the Clipsal Iconic range.
✓ Television Point	Two television points from the Clipsal Iconic.

## Internal Paint Schedule

✓ Internal Plasterboard Walls	Three coat paint system, one coat of Dulux Professional Fast Finish Undercoat and two coats of Dulux Wash&Wear Low Sheen or Int/Ext Matt.
✓ Doors, Skirting & Architraves	Three coat paint system, one coat of Dulux Professional Total Prep and two coats of Dulux Aquanamel Gloss.
✓ Pre-primed Timber Doors	Three coat paint system, one coat of Dulux Precision Max Strength Adhesion Primer and two coats of Dulux Aquanamel Gloss.
✓ Internal Timber Stairs	Three coat paint system of Intergrain Ultrafloor Stain or Cabots CFP Stain/Gloss. Applicable to solid timber stairs only.
✓ Plasterboard Ceiling & Cornices	Two coat paint system of Dulux Professional Fast Finish.

## External Paint Schedule

✓ Doors & Frames	Three coat paint system, one coat of Dulux Professional Total Prep and two coats of Dulux Aquanamel Gloss.
✓ Un-primed Woodwork	Three coat paint system, one coat of Dulux Professional Acrylic Primer Undercoat and two coats of Dulux Professional Weathershield Exterior Low Sheen/Semi Gloss.
✓ Stained Timber Deck	Three coat paint system, one coat of (pre-wash) Intergrain Reviva Wood Cleaner and two coats of Intergrain Ultradeck.
✓ Texture Coat Brick	Three coat paint system, one coat of AcraTex Green Render Sealer and two coats of AcraTex Sedona.
✓ Eaves & Alfresco Ceilings	Two coat paint system of Superior Dulux Weathershield Exterior Low Sheen.
✓ Pre-primed Painted Woodwork	Two coat paint system of Dulux Weathershield Exterior Low Sheen/Semi Gloss.
✓ PVC Downpipes	Two coat paint system of Dulux Weathershield Exterior Low Sheen/Semi Gloss.
✓ Pre-primed Cladding	Two coat paint system of Dulux Weathershield Exterior Low Sheen/Semi Gloss.

## Kitchen

✓ Benchtops	Premium Caesarstone 20mm benchtop.
✓ Cabinetry	White melamine internal finish with one bank of four Hettich multi-tech soft-close drawers, with one PVC cutlery tray to the top drawer and doors with Hettich Sensys soft close hinges.
✓ Cabinet Doors	Modern matt laminate finish to doors with contemporary handle furniture.
✓ Kickboards	Modern matt laminate to match cupboards.
✓ Overhead Cupboards	Included when shown on contract plans.
✓ Pantry Doors	Modern laminate finish to match kitchen cupboard doors (house design specific) with contemporary handle furniture.
✓ Pantry Shelving	Spacious pantry with four white melamine shelves (house design specific).
✓ Sink	Stainless steel finish Everhard NuGleam 1 ¾ bowl kitchen sink with one tap hole.
✓ Sink Tapware	Modern Phoenix Arlo Gooseneck chrome mixer.
✓ Splashback	Stylish Beaumont Tiles ceramic wall tiles to a maximum of 600mm high.

## Appliances

✓ Cooktop	Fisher & Paykel 600mm wide gas, stainless steel cooktop.
✓ Oven	Fisher & Paykel 600mm wide electric, stainless steel finish built in oven.
✓ Rangehood	Fisher & Paykel 600mm wide electric, stainless steel finish slide out rangehood with recirculation.

## Bathroom & Ensuite

✓ Bath	Freestanding 1700mm back to wall bathtub.
✓ Bath Mixer	Modern Phoenix Arlo chrome wall mounted mixer.
✓ Bath Spout	Modern Phoenix Arlo 200mm chrome wall spout.
✓ Floor Tiles	Range of Stylish Beaumont floor tiles with 100mm square slotted chrome floor waste to showers and wet areas as required.
✓ Wall Tiles	Range of Stylish Beaumont wall tiles at a minimum height of 2000mm to the shower and 1200mm to remainder.
✓ Mirror	Bright aluminium framed mirror to a maximum height of 900mm over width of vanity.
✓ Shower Rose	Modern Phoenix Vivid 4 function single wall mounted chrome shower rail and rose.
✓ Shower Screen	Semi-frameless Integrity bright aluminium screen with clear glass fixed panel and pivot door.
✓ Shower Tapware	Modern Phoenix Arlo wall mounted chrome mixer.
✓ Towel Rail	Modern Phoenix Rarii 800mm chrome double towel rail.
✓ Toilet Roll Holder	Modern Phoenix Rarii chrome holder.
✓ Toilet Suite	Seima white ceramic easy clean back to wall suite with soft close lid.
✓ 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).
✓ Exhaust Fan	Ducted exhaust fan where applicable.

## Separate WC (where applicable)

✓ Toilet Roll Holder	Modern Phoenix Rarii chrome toilet roll holder.
✓ Toilet Suite	Seima white ceramic easy clean back to wall suite with soft close lid.
✓ Wall Tiles	Skirting tiles to a maximum height of 300mm to match floor tiles. Feature tiles behind toilet to be 1200mm high to match floor tiles.

## Laundry

✓ Laundry Tub	Everhard freestanding cabinet with 45ltr stainless steel finish tub with hot and cold washing machine connections.
✓ Laundry Tapware	Modern Phoenix Ivy chrome mixer.
✓ Floor Tiles	Stylish Beaumont floor tiles with 100mm square slotted chrome floor waste.
✓ Wall Tiles	Skirting tile to a maximum height of 300mm to match floor tiles.
✓ Splashback	Stylish Beaumont wall tiles to a minimum height of 300mm and maximum height of 600mm above the laundry tub.

## Internal Linings

✓ Ceiling Linings	CSR Gyprock 10mm plasterboard.
✓ Cornice	CSR Gyprock 90mm Cove throughout internally.
✓ Wall Linings	CSR Gyprock 10mm plasterboard including garage (return walls either side of garage sectional door to be unlined double brickwork where applicable).
✓ Wet Areas	CSR Villaboard to wet areas.

## Internal (General)

✓ Jambs	The jamb will be paint grade finger jointed pine to suit the frame.
✓ Linen	Stylish white sliding doors with white frame and four white melamine shelves.
✓ Robe	Mirrored sliding doors with bright chrome frame and one white melamine top shelf and one hanging rail.
✓ Skirting & Architraves	Paint grade 67mm x 18mm finger jointed pine in half splay.
✓ Stairs	Internal stairs where shown on contract plans will be MDF (for carpet). Painted pine balustrade and handrail included where required by the Local Authority.

## Our Track Record & Special Inclusions

✓ Awards	2021 Winner MBA NSWSE Best Exhibition/Project Home \$350,000.00—\$400,000.00. 2019 Winner MBA NSWSE Best Lifestyle Over 55's. 2019 Winner MBA NSWSE Best Display Home. 2018 Winner MBA NSWSE Best Contract Home under \$300,000.00. 2017 Winner MBA NSWSE Best Contract Home under \$300,000.00.
✓ 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 with a professional award winning design team.
✓ Environmental	HIA Greensmart accredited builder.
✓ Kitchens	Consultation with a professional kitchen consultant to assist with your design and layout.
✓ Quality Assurance	Integrity Edge customer focused quality assurance program.
✓ Warranty	Lifetime structural warranty. *Steel frames only, refer to specifications.

*Inclusions effective January 2021*

# CREATING HAPPY HOMES



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\*NSW Only. \*\*Not available in all locations.

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