



silverinclusions

COMFORTABLE LIVING UPGRADES

Quality Products. Upfront Pricing.

General

- Upfront Quotation
- Site cut up to 400mm site fall
- Construction, Public Liability & Home Owners Warranty insurances
- Building Permit fees
- Site assessment and soil testing
- Wind rating assessment & site level survey
- BAL rating assessment
- BAL "LOW" Compliant
- 6 Star Energy Rating report
- Engineer site inspection
- Engineer slab design and workings
- Preliminary design consultation
- Plans fully customisable
- Full working drawings
- Full specifications & contract preparation
- Construction to Australian Standards and Local Government requirements
- Professional colour consultation

Services

- Connections to allotments up to 700m²
- 10lm Power Connection – single phase
- 10lm Water Connection and two outside garden taps
- Gas – connection to Natural Gas
- Sewerage – under slab & 5lm external connection
- Stormwater – around home and 10lm connection to legal point of discharge
- Telephone / NBN In readiness for connection if available in area
- NBN Hardware by your selected service provider

Structural

- 6 ½ year structural warranty
- Engineer designed roof trusses
- N2 Wind Rating compliant
- 90mm timber framing
- All timber is sustainably resourced

Foundations

- 'H1' Class concrete slab
- Concrete pump

External Features

- Traditional brick façade from builders range of PGH & Selkirk bricks
- Brick veneer to all external walls
- 'Colorbond' roofing at 22.5 degree pitch with 2 rotary vents
- Reflective foil (sarking) under roofing
- 450mm eaves with painted cement sheet lining
- 'Colorbond' fascia, gutter and downpipes
- Brick infills above all external doors, windows and garage doors
- Painted fibre cement sheet lining to Porch
- Painted WR plasterboard ceiling lining to Outdoor Living
- Concrete paving to Outdoor Living & Entry Porch floors
- Concrete Driveway including Crossover & Permit
- Letterbox on Post
- Wall hung Clothes Line

Insulation & Internal Lining

- R2.0 Knauf Earthwool batts to all external walls
- R4.0 Cellulose ceiling insulation
- Sarking to external walls
- 10mm plasterboard to all walls and ceilings
- 10mm water resistant plasterboard to wet area walls
- Waterproofing to Australian Standards

Windows

- Dowell single glazed powder coated aluminium sliding windows
- Flyscreens to windows & Fly doors to sliding doors
- Window key locks to all windows
- Draft seals to windows and external doors
- External sliding doors with 'Deadlock' function
- Obscure glass to Ensuite, Bathroom & WC

Garage

- Floor – as part of 'H1' class Concrete slab
- Panel lift garage door with 2 remotes and 1 internal remote
- Plaster lined walls and ceiling (design specific)
- External solid core access door (design specific) with Lockwood 'Symmetry' lever handle
- Internal flush panel access door with Lockwood lever passage set

Internal Features

- 2550mm ceiling height
- 75mm cove cornice
- 67mm skirtings and architraves
- 600mm x 600mm manhole as per plan

Painting

- Haymes 3 coat paint system
- Walls & Ceilings – low sheen finish
- Doors, skirting & architraves – gloss finish

Storage

- WIR with customised shelving, hanging and 2 drawer units
- Built in robes with shelving, hanging and 1 drawer unit
- Pantry with four melamine shelves
- Linen cupboards with four melamine shelves
- Broom cupboard with single melamine shelf (design specific)
- Quality sliding or hinged doors to all as per plans

Floor Coverings

- Selection of quality carpets to bedrooms and additional living with quality underlay
- Selection of quality floor & skirting tiles to Ensuite and bathroom
- Selection of Ceramic tiles or vinyl plank flooring to entry, entry hallways, kitchen, meals, family & laundry

Doors

- 920mm painted feature entry door from 'Silver' selections
- Corinthian Redicote internal doors
- Flush panel door for external access from garage (design specific)
- Cushion door stops

Door Hardware

- Lockwood 'Nexion' Entry set to front door with 'deadlock' feature
- Lockwood 'Velocity' lever handles to interior doors
- Lockwood 'Privacy' sets to Ensuite, Bathroom & W.C.
- Lockwood 'Velocity' dummy sets to linen, broom & storage cupboards
- Chrome hinges, latches and striker plates throughout



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Kitchen

- Custom made cabinetry with soft close doors and drawers
- Laminate benchtops
- Overhead cupboards to kitchen as per plan and above fridge
- Microwave space and power point
- 6 pot drawers (2 x sets of 3)
- Set of four utility drawers with cutlery insert
- Choice of door and drawer handles
- 1 & ¾ bowl stainless steel sink
- Select from "Silver" range quality tapware
- Tiled kitchen splashback

Laundry

- "Silver" range wall tiles
- Laminate laundry bench as per plan with 45L inset trough (design specific)
- Soft close doors to cabinetry
- Select tapware from "Silver" range
- Washing machine stops in cupboard or wall mounted (your choice)

Bathroom, Ensuite & WC

- Polymarble shower base to bathroom
- In Situ tiled shower base to ensuite
- Semi-frameless shower screens
- 1525mm acrylic bath, white
- Frameless mirror above vanity 900mm high x vanity length
- Porcelain Dual flush toilets
- 900mm double towel rails
- Toilet roll holders
- Laminate vanity cabinets with soft close doors
- Select from "Silver" range quality tapware
- Wall tiles from "Silver" range
- Vanity Basin from "Silver" Range

Appliances

- 900mm Technika freestanding cooker
- 900mm Technika retractable Rangehood
- Technika Dishwasher

Hot Water Service and Rainwater Tanks

- HWS: Rinnai gas instantaneous with recess box for superior finish
- 2,000lt water tank with pressure pump, pump cover, Rainsaver water main diverter & concrete tank base (site specific)

Heating

- Braemar gas ducted heating with hardwired thermostat with 10 yr warranty

Electrical

- Detailed electrical plan
- Clipsal Iconic switches and power points throughout
- External weatherproof power point for rainwater tank pressure pump
- Feature lighting allowance of \$880.00
- Two double power points per bedroom, kitchen and living areas
- Double power points to bathroom, ensuite & laundry
- 1 double weatherproof power point to exterior wall as per plan
- Smoke alarms interconnected and located as per Australian Standards
- 2 x TV points and digital antenna
- Additional TV point and double power point to Bed 1 at 1.5m from FFL
- 1 x phone point as per plan
- Exhaust fans with draft stoppers
- Power points supplied for refrigerator, microwave & dishwasher
- Two way switches as per plan
- 9 x 11w LED Downlights to family, meals and kitchen (design applicable)
- 'Illume' lighting as required
- 1 double fluorescent light to Garage
- External lights to all external doors

Completion

- Professional house clean prior to handover
- Thorough site clean-up and removal of all building waste and rubbish
- Spread excess soil on site and remove additional soil if required
- 3 month maintenance program

Our "Silver" Range Inclusions are available on all Twomey Homes designs and custom designs.

If you wish to alter the inclusions or floor plans provided by Twomey Homes our Sales Team would be happy to assist and support you in doing so.

Subject to availability these inclusions may change without notice. In such instances Twomey Homes will provide supplier products of equal or greater value and quality.



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Opening the door to a *Better* home



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Dimensions, photographs and sketches are approximate only and may include optional features. Check with your builder for standard inclusions.

Twomey Homes reserve the right to change plans, specifications, materials and suppliers without notice.

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