



# silverinclusions

COMFORTABLE LIVING UPGRADES

Silver Signature Inclusions   
What we do that others don't

## General

- Upfront Quotation
- 700m<sup>2</sup> allotment & 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
- Engineer site inspection
- Engineer slab design and workings
- Preliminary design consultation
- Plans fully customisable
- Full working drawings
- 6 Star Energy Rating report
- Full specifications & contract preparation
- Construction to Australian Standards and Local Government requirements
- Professional colour consultation

## Services

- 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 Guarantee
- 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 Boral & Selkirk bricks
- Brick veneer to all external walls
- 'Colorbond' roofing at 22.5 degree pitch 
- 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 & Crossover
- Letterbox
- Wall hung Clothes Line

## Insulation & Internal Lining

- R2.0 Knauf Earthwool batts to all external walls 
- R4.0 Cellulose ceiling insulation 
- Sisalation 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 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
- 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
- Microwave space and power point



## 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 Bianco 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.**



**twomeyhomes**

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.

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