



TASSIE HOMES

imagine design build



INCLUSIONS

INCLUSIONS - *the at home collection*

Design & Building Approval

- Contour survey & geotechnical site assessment
- Design & drafting of architectural & structural drawings, including engineer certification
- Council planning approval
- Energy assessment
- Building surveyor certification
- Council building & plumbing approval

Façade

- Choice of Austral Bricks - Homestead, Access, Yarra, or Industrial
- Choice of James Hardie™ cladding - Linea, Stria, Axon, EasyLap & Fine Texture
- COLORBOND® steel roof, guttering & fascia in a range of 22 colours
- MGP10 pine framing & pine/hardwood composite roof trusses
- Double glazed, aluminium awning windows & sliding doors (to selected colour)
- Front entry door from the Madison range by Corinthian Doors, 2040mm high, painted
- Gainsborough Freestyle Trilock Smart Lock to front entry door
- Aluminium framed, glazed laundry door
- Aluminium door frames
- Automated B&D Roll-A-Door® garage door in a range of 22 COLORBOND® colours

Kitchen

- Polytec Melamine flush panel face cabinetry, available in a wide variety of solid colours in matt or sheen finish
- Overhead cupboards included
- Soft close hinges to cabinets & drawer runners
- Polytec 21mm Tight Form laminate benchtops, available in a wide variety of stone-look, wood grains & solid colours
- Cabinet interior construction in 16mm white melamine moisture resistant particle board
- Franke Ondaline double bowl, stainless steel sink with drainer
- Choice of 3 Mixx sink mixer taps, available in chrome or matt black
- Franke appliance package - 60cm electric oven, 60cm ceramic cooktop, 52cm undermount rangehood & 60cm freestanding dishwasher
- Tiled splashbacks to all areas as required by the Australian Standards

Laundry

- Polytec Melamine flush panel face cabinetry, available in a wide variety of solid colours in matt or sheen finish
- Soft close hinges to cabinets & drawer runners
- Polytec 21mm Tight Form laminate benchtops, available in a wide variety of stone-look, wood grains & solid colours

- Cabinet interior construction in 16mm white melamine moisture resistant particle board
- Everhard Classic 45L Utility Sink in stainless steel
- Alpine sink mixer in chrome
- Tiled splashbacks to all areas as required by the Australian Standards

Bathroom / Ensuite

- KDK PF wall hung vanity in gloss white
- Large frameless mirror to the width of vanity
- Choice of 3 Mixx basin mixer taps, available in chrome or matt black, with matching wall mixers to bath & showers
- Mixx twin shower on rail, available in chrome or matt black
- Tiled shower base, 2000mm high framed shower screen & tiled niche to showers
- KDK back-to-wall freestanding bath to main bathroom
- Choice of 3 Mixx bath spouts, available in chrome or matt black
- KDK rimless back-to-wall toilet suite
- Mixx toilet roll holder & double towel rail, available in chrome or matt black
- Tiled splashbacks to all areas as required by the Australian Standards, from *The At Home Collection*

Robes & Linen

- Sliding robe door systems to bedroom robes & hall cupboards. Door inserts in white texture melamine. Frame, jambs & tracks are available in chrome, matt black, or white
- Robe hanging & shelving inserts to all bedroom robes & hall cupboards, cut & installed by qualified joiners

Doors & Door Furniture

- Flush panel internal doors by Corinthian Doors, 2040mm high, painted
- Choice of Lockwood Velocity Series or Gainsborough large round rose door handles, available in chrome or matt black
- Choice of Lockwood or Gainsborough square or round passage sliding cavity sets, available in chrome or matt black
- Privacy sets to bathroom & ensuite

Ceilings, Skirtings & Architraves

- 2400mm nominal ceiling height with flat ceilings
- 10mm Knauf plasterboard walls & ceilings with square set ceiling joints
- OneTrim 90x11 skirtings throughout
- OneTrim 66x11 architraves around windows & doors

Stairs

- MDF treads, risers & stringer
- Tas oak handrail either stained or painted

Paint

- All external surfaces painted (cladding, eaves, downpipes & meter box)
- Internal painting to ceilings, walls & woodwork (3 coat paint system)
- Your choice of colours (up to 3) from the Wattyl colour range

Floor Coverings

- Clix Plus laminate floating floors to entry, kitchen, dining, living & halls
- Kinsella solution dyed nylon carpet on Deluxe underlay to bedrooms & robes
- Tiled floors to wet areas from *The At Home Collection*

Alfrescos & Decks

- Undercover alfresco outdoor living area including plaster ceiling, COLORBOND® steel roof, steel posts & natural grey concrete floor (floor plan dependent)
- Decks with treated pine decking boards, frame, balustrade, & handrail (floor plan dependent)

Energy Efficiency

- Minimum 6 star energy rating & report provided
- External wall, ceiling & underfloor insulation as required
- Insulation to internal walls adjoining unconditioned spaces, or as required
- 1 layer of vapor permeable insulation to external walls
- Anticon blanket to roof

Electrical

- All switches from the Clipsal Iconic Standard range in vivid white
- Convenient double power points throughout – 2 per room/area minimum, 3 in master bedroom, 3 in kitchen & 1 in halls
- Single power point provisions for fridge, rangehood, microwave & dishwasher
- Front entry sensor light
- Suitable LED downlights throughout, including 1 in the eaves at each exit
- Allowance for 3 pendant lights to kitchen island bench
- Ventair 3 in 1 with 4 infrared heat lamps, LED downlight & ducted exhaust to bathroom & ensuite
- Additional ducted ceiling fan in showers
- 7.0KW Daikin wall mounted heat pump
- Supply NBN lead in conduit & draw wire from Telstra MDF box at front of property to central position in house, complete with a single power point
- 1 only TV outlet complete with roof mounted aerial
- 1 only phone outlet wired from NBN hub
- Slimline 40W LED battens - 1 to single garage / 2 to double garage (floor plan dependent)
- Hardwired smoke detectors as required by the Australian Standards

Plumbing

- Rinnai 160L hot water cylinder (1 bathroom house)
- Rinnai 250L hot water cylinder (2 bathroom house)
- PVC downpipes
- Concealed plumbing
- 2 garden taps
- Ag drains as required by the engineer

External Items

- Full builders clean on completion
- All rubbish removed & site clean-up completed before handover
- ***Excludes fencing, landscaping, & window furnishings***

Site Works & Connections

- A cleared site with Class M soil classification
- Maximum of 500mm fall over building area
- Site preparation & surveyor set-out
- Concrete slab on ground construction or structural timber floor on brick foundation
- Connection to council stormwater, TasWater water & sewer mains, within the property boundary (up to 20m)
- Underground single-phase power from the connection point to house meter box (up to 20m)
- 30sqm natural grey concrete driveway & path to front door

- Built to Australian Standards & BAL Low (bushfire) rating
- 7 year structural warranty
- 3 month defect liability period
- ***Excludes major excavation, rock excavation & retaining walls***



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Façade

- Choice of Austral Bricks - Homestead, Access, Yarra, Industrial & Metallix
- Choice of James Hardie™ cladding - Matrix, Brushed Concrete, Linea, Stria, Axon, Easy Lap & Fine Texture
- Front entry door from the Infinity range by Corinthian Doors, 2040mm high, varnished
- Automated B&D Panelift® garage door in a range of 22 COLORBOND® colours

Kitchen

- Choice of face cabinetry:
 - a. Polytec Thermolaminate, available in a wide variety of solid colours in matt or smooth finish, or
 - b. 2pac paint, available in your choice of colour in matt, satin, gloss, or semi-gloss finish
- 20mm YDL Stone benchtops, from the Builder Range
- Franke Plaza double bowl, stainless steel undermount sink
- Choice of 3 Abey pull-out sink mixer taps, available in chrome or matt black
- Appliances by Franke (60cm pyrolytic 10 function oven, 60cm induction cooktop, 52cm undermount rangehood & 60cm integrated dishwasher)

Laundry

- Franke Plaza single bowl, stainless steel sink
- Abey Lucia Goose Sidelever Mixer, available in chrome or matt black



Bathroom / Ensuite

- Timberline Nevada wall hung vanity – Integrated ceramic top, cabinet colour in wood grain or paint finish from the Timberline range
- Polished edge round mirror the width of the vanity
- Choice of 2 Abey basin mixer taps, available in chrome or matt black, with matching wall mixers to bath & showers
- Abey round or square horizontal shower & hand shower set, available in chrome or matt black
- Semi-frameless shower screen, 2000mm high
- Floor to ceiling tiles to all walls

Robes & Linen

- Sliding robe door systems to bedroom robes & hall cupboards. Mirrored door inserts to bedroom robes & Polytec Melamine door inserts to hall cupboards. Frame, jambs & tracks are available in chrome, matt black, or white
- Drawer banks, shelving inserts & robe hanging to all bedroom robes & hall cupboards, cut & installed by qualified joiners

Doors & Door Furniture

- Internal doors from the Deco range by Corinthian Doors, 2040mm high, painted

Ceilings, Skirtings & Architraves

- Acreage Living home designs include 2700mm ceiling height with flat ceilings

Floor Coverings

- Quick-Step Impressive laminate floating floors to entry, kitchen, dining, living & halls
- Choice of Feltex Stonefields or Spinifex 100% wool carpet on Deluxe underlay to bedrooms & robes
- Tiled floors to wet areas from *The At Home ACCENT Collection*