



# silverinclusions

COMFORTABLE LIVING SELECTIONS

trusted. proven. local.

## General

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

## Services

- Connections to allotments up to 700m<sup>2</sup>
- 10lm Power Connection – single phase
- 10lm Water Connection and 2 garden taps
- Gas – connection to Natural Gas
- Sewerage – under slab & 5lm external connection
- Stormwater – around home and 10lm connection to legal point of discharge
- NBN in readiness for connection if available

## Structural

- 6 ½ year structural warranty
- Engineered roof trusses and wall frames
- N2 Wind Rating compliant
- All timber is sustainably resourced
- Deeper floor joists for Double Storey designs

## Foundations

- Engineered structural design to **H1** Classification
- 100mm thick main concrete slab
- Deepened external beams to slab perimeter

## External Features

- "Sturt" façade including Selkirk bricks - "Silver range"
- Brick veneer to all external walls
- 'Colorbond' roofing at 22.5 degree pitch with 2 rotary vents (Single Storey)
- 'Colorbond' roofing at 17 degree pitch with 2 rotary vents. (Double Storey)
- Reflective foil (sarking) under roofing
- 450mm eaves with painted fibre 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 to Outdoor Living
- 100mm concrete paving to Outdoor Living & Porch
- 100mm concrete Driveway including 4m wide Crossover (Permit Included)
- Letterbox on Post with street numbers
- Wall-mounted fold down Clothesline

## Insulation & Internal Lining

- R2.5 Knauf Earthwool batts to all external walls
- R6.0 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

- Stegbar Single Glazed powder coated windows and doors
- Flyscreens to all openable windows and doors
- Key locks to all windows
- Draft seals to windows and external doors
- External sliding doors with 'Deadlock' function
- Obscure glass to Ensuite, Bathroom & WC

## Internal Features

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

## Garage

- 2100mm high panel lift garage door with 2 remotes and 1 internal remote
- Plaster lined walls and ceiling
- External solid core access door (design specific) with Lockwood 'Symmetry' entrance lock
- Internal flush panel access door with Lockwood lever passage set with deadbolt

## Painting

- Haymes 3 coat paint system

## 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 as per plan

## Floor Coverings

- Selection of quality carpets to bedrooms and additional living with quality underlay
- Selection of quality floor and skirting tiles to wet areas
- Selection of vinyl plank flooring to Entry, Kitchen, Meals and Family

## 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
- Choice of 'Velocity' dummy sets or joinery handles to Linen, Broom & Storage cupboards
- Lockwood 'Privacy' sets to Ensuite, Bathroom & W.C.
- Chrome hinges, latches and striker plates throughout



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## Kitchen

- 40mm Stone to Kitchen and Island benchtops
- 900mm deep Island bench
- Soft close doors and drawers custom made
- Overhead cupboards to Kitchen and above fridge
- Microwave space and power point to Island bench
- 2 x sets of 3 pot drawers
- Set of four utility drawers with cutlery insert
- 1 & ¾ bowl stainless steel sink
- Select from "Silver" range quality tapware
- Tiled Kitchen splashback
- Retractable sink mixer

## Laundry

- Selection of quality 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

- In Situ tiled shower base to Ensuite
- Tiled Niche to Ensuite shower
- Polymarble shower base to Bathroom
- Semi-frameless shower screens
- 1525mm acrylic bath
- Frameless mirror above vanity
- Prima II Dual flush Toilets
- 900mm double towel rails
- Toilet roll holders
- Laminate vanity cabinets with soft close doors
- Select from "Silver" range quality tapware
- Selection of quality Wall tiles
- Vanity Basin from "Silver" Range

## Appliances

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

## Hot Water Service and Rainwater Tanks

- HWS: Rinnai gas instantaneous with recess box for superior finish
- 3,000lt water tank with pressure pump, pump cover, Rainsaver water main diverter & concrete tank base (site specific)
- External weatherproof power point for rainwater tank pressure pump

## Heating

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

## Electrical

- 12 x LED downlights as per plan
- Detailed electrical plan
- Clipsal Iconic switches and power points throughout
- 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
- 3 x TV points and digital antenna
- Data point as per plan
- Exhaust fans with draft stoppers
- Power points supplied for refrigerator, microwave, dishwasher & garage door
- Two way switches as per plan
- 'Illume' skylights as required
- 1 double LED light to Garage
- External lights to all external doors

## Completion


- Professional house clean prior to handover
- 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.



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Opening the door to a *Better* home

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