

Genesis Homes "Complete" Specification

As of March 2016

Kitchen

- Large choice of Laminates throughout Kitchen
- 700h tiling to splashback to under Rangehood height
- 600mm Everdure Hotplate, Oven and Canopy Rangehood
- Radiant R175 1 & ¾ bowl Stainless Steel Sink
- Stylus Cadet Sink Mixer
- Cold water tap and power point for dishwasher
- Bank of cutlery drawers

Ensuite/Bathroom/Laundry

- Floor tiling including skirting
- Chrome Square Floor Wastes
- 2m high tiling to shower cubicles
- Clear glazed framed shower screens and pivot doors
- Caroma Elegance Tapware throughout
- Caroma Maxton 1525 Bath (if applicable)
- Stylus Venecia Inset Ceramic Basins
- Caroma Cosmo Accessories throughout
- Radiant Stainless Steel Laundry Trough
- Stylus Venecia Close Coupled Ceramic WC's
- Tiling allowance to all wet areas incl. Laundry Floor
- Exhaust fans include to all wet areas incl. Laundry

General

- HIA Fixed price Lump Sum Building Contract
- Home Indemnity Insurance
- Full Site contour survey and Engineers Report Including re-peg to block on a standard green title site
- Obligation Free site inspection
- Concept plan and all working drawing required (after PPA)
- Full white ant treatment (chemical spray)
- All shire and standard water application fees
- 6 months defects liability program
- Lifetime Structural Guarantee (non-transferrable)
- Energy rating Assessment for 6 star or a 'reference building approval' if required
- Private Certification (quicker approvals)
- All Genesis homes are designed to meet energy ratings, however they are subject to site orientation, location and final design, where extra costs may be incurred
- Your own personal Decorating Service with Colour Cube Interiors to help you select your finishes.

External Works

- \$2,000 Siteworks (earthworks) allowance
- 10m standard run-ins for gas, power, water and sewer
- Stormwater disposal
- Note: External works are subject to a site inspection and/or an engineer's report and are subject to change

Quality Construction

- 85mm Slab (subject to engineers details)
- Quality Jason windows and flyscreens.*
- Plasterboard ceilings throughout internally
- Dry Lined plasterboard walls internally
- Full painting, including all internal walls (one colour, with sealer)
- R4 Ceiling Insulation (including garage)
- H2 Blue Pine conventional roof frame to AS1684 specifications
- 25 Degree roof pitch
- Double rebated front door frame including Aluminium threshold
- Choice of Colorbond Roof, Monier Prime Roof or Bristle Roof Tiles*
- Colorbond gutters, Colorbond fascia's and Colorbond downpipes (including all flashings)
- Choice of Austral 2c Face Bricks- Double Clay Brick Construction *
- Acrylic textured render finish if applicable (not "painted sand finish" render)

Services & Safety

- 2 hardwired smoke detectors
- External wall lights outside each external door
- Flyscreens to all opening window
- Privacy locks to WC's and Bathrooms
- 2 TV points, 1 Data Point and 1 Phone point incl.
- 2 Garden Taps
- 26L Instantaneous Hot water unit
- HPM double power points throughout *
- 1 x 15w LED downlight per room*
- Two RDC safety switches to meterbox

Internal & External Features

- 'Brickmakers Vistapave 60' 190 x 190 brick paved driveway/crossover/vdah/Alfresco*
- 90mm sleeve under driveway
- 75mm hardstand to garage
- Perth Windsor Garage Sectional Door
- Tiles to main floor living areas where nominated (up to 400 x 400mm)*
- Carpets to all bedrooms*
- Vertical Blinds window treatment*
- JHWilberforce quality range of laminates
- Cabinet doors to have ABS edges throughout
- Extensive range of cabinetry handles
- Corinthian URBAN range front doors*
- Gainsborough Trilock Series external handles including front door and shoppers door*
- Corinthian Impressions range doors throughout*
- Choice of Gainsborough 100 Series door furniture internally
- Cove Cornice throughout

*Selected from builders standard range

Client Name/s: _____ Client signature: _____ Date: _____
 Lot Details: _____ Client signature: _____ Date: _____