

Genesis Homes
"Executive" Specification
As of 1st December 2015



Kitchen

- 40mm Engineered Stone Bench Top (inc. slab ends)*
- Glass splashback to under Rangehood height
- Soft Closing Mechanisms to all kitchen cabinets
- Electrolux Cooking appliances including;
 - 900mm Rangehood
 - 900mm Oven
 - 900mm Hotplate
 - Built-in Coffee Machine
 - Glass door 'bar fridge' to Alfresco
 - Built-in Microwave
- Clarke Monaco double 'undermount' sink
- Caroma Quatro Sink Mixer
- Cold water tap and power point for dishwasher
- Cold water tap to fridge recess

Ensuite/Bathroom/Laundry

- 20mm Engineered Stone Bench Tops to wet areas
- Floor tiling including skirting
- Hobbles showers (reflux vale included)
- Bermuda Square Floor Wastes
- Full height tiling to all walls
- Clear glazed Frameless shower screens
- Heated towel rails included
- Caroma Quatro sanitary ware throughout
- Caroma Maxton 1675 Bath (if applicable)
- Caroma Carboni II Ceramic Basins
- Caroma Cosmo Accessories throughout
- Caroma Metro 35L Ceramic Laundry Trough
- Caroma Cube Close Coupled Ceramic WC's
- LED - exhaust fan/light combo to wet areas

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/water standard application fees
- 6 months defects liability program
- Lifetime Structural Guarantee (non-transferrable)
- Energy rating Assessment for 6 star requirements
- Private Certification (quicker approvals)
- All Genesis homes are designed to meet 6 Star energy ratings, however they are subject to site orientation, extra costs may be incurred to achieve 6 Star rating
- 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

- 100mm Slab (not 85mm)
- Engineered concrete slab to upper floor (if applicable)
- Quality Jason BENCHMARK windows and flyscreens.*
- Plasterboard ceilings throughout including garage, portico and alfresco (fibre cement to all eaves)
- Dry Lined plasterboard walls internally
- Full painting, including walls (one colour, with sealer)
- R4 Insulation (including garage)
- H2 Blue Pine conventional roof frame
- Double rebated front door frame including Aluminium threshold
- Ultra Colorbond or Monier Prime Horizon Roof*
- Ultra Colorbond "Stratco Quarter Round" gutters and Colorbond fascia's and downpipes (including all flashings)
- Acrylic texturing throughout externally

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
- Structured cabling allowance*
- 3 Garden Taps
- 26L Instantaneous Hot water unit
- 'One touch' Clipsal plates throughout *
- Step/stair lights (if applicable)
- Up/down Wall lights externally
- 1 x 15w LED downlight per room*
- Two RDC safety switches to meterbox
- Security System (unmonitored*)

Internal & External Features

- Exposed aggregate to driveway/crossover/porch*
- 90mm sleeve under driveway
- 75mm hardstand to garage
- Glosswood ceilings to Alfresco/Porch*
- M&B "Hiro" robe and linen sliding doors
- Perth Windsor 'Clearlite' Garage Sectional Door with Aluminium frame - Belt Driven*
- Tiles to main floor living, porcelain rectified where nominated (up to 300 x 600mm)*
- Executive rage of Carpets to all bedrooms*
- Venetian Blinds Package*
- JHWilberforce quality range of laminates
- Cabinet doors to have ABS edges throughout & Gloss finishes
- Extensive range of cabinetry handles
- 2340mm (28c) high doors throughout*
- Corinthian LUMINA range front doors*
- Gainsborough Trilock or Pull Handle Series external handles including front door and shoppers door*
- Corinthian DECO range internal doors throughout*
- Choice of Gainsborough 100 Series door furniture internally
- Tempo Cornice throughout
- MDF Skirting & Window Nosings throughout*

*Selected from builders standard range

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

