

Genesis Homes "Investor" Specification

As of 1st February 2015



Kitchen

- Large choice of Laminates throughout kitchen
- 1 row of tiling above benchtop
- 600mm Stainless Steel appliances including canopy rangehood
- Radiant R175 1 & ¾ bowl Stainless Steel Sink
- Caroma Aqua Sink Mixer
- Cold water tap and power point for dishwasher
- 1 x Bank of cutlery drawers

Ensuite/Bathroom/Laundry

- Floor tiling including skirting
- White Round Floor wastes
- 2m high tiling to shower cubicles
- Clear glazed framed pivot door shower screens
- Caroma Elegance Tapware throughout
- Caroma Maxton 1525 Bath (if applicable)
- Stylus Venecia Inset Ceramic Basins
- Caroma Cosmo Accessories throughout
- Radiant R45 Stainless Steel Laundry trough and polymer cabinet
- Stylus Venecia Linked Ceramic WC's
- \$44m2 tiling allowance to all wet areas incl Laundry Floor (200 x 200mm)

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
- 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
- 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

External Works

- \$1500 Siteworks (earthworks) allowance
- 10m standard run-ins for gas, power, water and sewer
- Note: External works are subject to a site inspection and/or an engineer's report and are subject to change

* Selected from builders standard range

Quality Construction

- 85mm Slab
- Quality Jason windows and flyscreens.*
- Plasterboard ceilings throughout internally
- Hardiflex ceiling to portico, alfresco and garage
- Dry Lined plasterboard walls internally
- R4 Insulation (including garage)
- Minimum 25 Degree roof pitch
- Double rebated front door frame including Aluminium threshold
- Colorbond or Monier Prime Tiled roof*
- Colorbond slotted gutters, fascia and downpipes (including all flashings)
- Large choice of Austral Brick 1c or 2c face Bricks-Double clay brick construction *

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
- 1 TV point
- 1 Data Point
- 1 Garden Tap
- 20 Litre instantaneous hot water unit
- HPM double power points throughout
- Two RDC safety switches to meterbox

Internal & External Features

- Paved driveway/crossover/porch*
- 90mm sleeve under driveway
- 75mm hardstand to garage
- Perth Windsor Garage Sectional Door*
- JH Wilberforce quality range of laminates throughout *
- Cabinet doors to have ABS edges throughout
- Extensive range of cabinetry handles*
- M & B Designer range doors to front door*
- Gainsborough Ambassador Leverset with deadlock to all external doors including front door and shoppers door
- Choice of Gainsborough 700 Series door furniture internally
- Standard Redicote doors throughout
- Cove cornice throughout

Items Not Included

- Internal wall painting throughout
- Floor Coverings to bedrooms and living areas
- Window furnishings throughout
- H2 treated roof timbers
- Stormwater Disposal
- Provisions for NBN ready communication cabling
- Coastal Requirement
- Landscaping

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

Lot Details: _____ Client signature: _____ Date: _____

