



DELUXE INCLUSIONS ~ ARE JUST THE START DOUBLE STOREY HOMES

General:

- ❖ Fixed price agreement
- ❖ Plans, Specifications, Soil Test, Building Permit and Site Insurance
- ❖ 7 year structural guarantee
- ❖ 6 month maintenance period after completion

Energy Efficiency:

- ❖ 6 Star Energy rating to Orion Homes standard
- ❖ Weather seals to external door
- ❖ Foil wrap to external walls of house
- ❖ Sisalation and R2.0 batts to external walls
- ❖ R4.0 batts to ceilings in all Living areas (does not include Garage, Porch or Alfresco areas)
- ❖ Chromagen solar hot water system with gas booster
- ❖ Bradnam's double glazed awning windows

Structural:

- ❖ Frame is built from stabilized kiln dried MGP10 pine
- ❖ Garage under roofline with a concrete floor, 2 double fluorescent lights and Rear access door (*subject to house design*)
- ❖ **2550mm** ceiling height downstairs and 2400mm upstairs
- ❖ Concrete slab to Porch and Alfresco areas under roofline
- ❖ 450mm eaves to entire first floor

External:

Façade:

- ❖ Modern façade design specific. (Façade dependant, excludes feature finishes)
- ❖ Gliderol Panel Lift Garage door and 2 x remote controls
- ❖ Colorbond downpipes, fascia and guttering
- ❖ Bradnam's **double** glazed aluminium awning windows
- ❖ Corinthian Urban range feature entrance door
- ❖ Steel lintel and brickwork above Garage front opening
- ❖ Rendered lightweight cladding to upstairs external walls
- ❖ Steel lintels and brickwork above front windows and front door
- ❖ Wide range of brick selections from Orion Homes standard - (PGH)
- ❖ Wide range of roof tiles from Orion Homes deluxe range - (Boral)

Windows:

- ❖ Designer double glazed aluminium feature windows to Front Façade (Façade dependant)
- ❖ Bradnam's safety glass aluminium sliding doors
- ❖ Bradnam's flyscreens to all opening windows
- ❖ Bradnam's locks to all opening windows
- ❖ Obscure glazing to Bathroom, Ensuite and WC windows

Internal:

Staircase:

- ❖ American Oak timber veneer treads and risers
- ❖ Timber handrail
- ❖ Lights to staircase
- ❖ Storage under staircase with light and carpet flooring

Bathroom & Ensuite:

- ❖ Phoenix chrome-plated Vivid pin mixers to vanity basins
- ❖ Vivid pin mixers with Vivid Slimline shower rose and rail to Ensuite and Bathroom
- ❖ Caroma Cosmo chrome-plated single towel rails and toilet roll holders
- ❖ Decina Novara 1675mm White acrylic bath with chrome push plug
- ❖ Caroma Prima II close coupled toilet suite, with soft close seat
- ❖ Milano square vanity basins with Vivid pin mixer tap
- ❖ Marbletrend polymarble Evo 900x900mm shower base
- ❖ Telescopic pivot door showerscreen with clear toughened glass
- ❖ Polished edge mirrors
- ❖ 10W downlights above Bathroom and Ensuite vanities
- ❖ Wide range of Poly-Tec laminate benchtops from Orion Homes deluxe range
- ❖ Wide range of Poly-Tec melamine cabinet doors and panels from Orion Homes deluxe range
- ❖ PVC edging to all doors, drawers and cabinet ends
- ❖ Phoenix Vivid pin mixer with Phoenix Vivid 2010mm bath outlet to Bathroom

Powder Room:

- ❖ Milano square vanity basin with Vivid pin mixer taps
- ❖ Caroma Prima II close coupled toilet suite with soft close seat
- ❖ Caroma Cosmo chrome plated single WC roll holder

Kitchen:

- ❖ Wide range of cabinetry handles from Orion Homes deluxe range
- ❖ Blanco BFD9058WX – 900mm freestanding oven with 5 burner gas cooktop with wok burner
- ❖ Blanco BWCE9X – 900mm stainless steel canopy rangehood
- ❖ Blanco BFD645X stainless steel dishwasher
- ❖ Everhard 1080 squareline stainless steel sink
- ❖ Phoenix Georgio chrome sink mixer
- ❖ 20mm Quantum Quartz bench tops from Orion Homes deluxe range of colours with 16mm shadow-line
- ❖ Large Pantry with 4 white melamine shelves (house specific)
- ❖ Tiled splashback from Orion Homes deluxe range

Laundry:

- ❖ Inset Everhard trough and bench with cupboards below

Electrical:

- ❖ 10W LED downlights to Entry, Kitchen/Meals, Family and Living as per electrical brochure plan
- ❖ Batten holder light points including low energy globes to all other areas as per electrical brochure plan
- ❖ 2 double fluorescent lights to Garage
- ❖ External single para flood to side and rear external doors
- ❖ 2 TV points
- ❖ 2 telephone points with conduit works from street to house
- ❖ NBN compliant conduit to Garage with drawstring for future digital connection by others. Includes 1 x data point
- ❖ Smoke detectors
- ❖ 2 lamp IXL Tastics to Ensuite & Bathroom with self sealing exhaust fans
- ❖ Generous supply of double powerpoints throughout
- ❖ Single for dishwasher, fridge cavity and microwave provision (house specific)

Security & Doors:

- ❖ Gainsborough Trilock 8901 Angular polished entrance set to Front Entry door
- ❖ Gainsborough Governor entrance sets to Garage and access doors
- ❖ Gainsborough deadlocks to Garage access and house to Garage doors
- ❖ Window locks to all opening sashes
- ❖ Gainsborough lever passage sets to all hinged doors
- ❖ Corinthian flush panel 2040 high doors as per plans

Robes, Linen & Pantry:

- ❖ White melamine shelf with chrome hanging rail below to all robes
- ❖ 4 x white melamine shelves to Linen and Pantry cupboards
- ❖ Vinyl finish sliding doors for easy cleaning to Robes, Linen and Laundry

Floor Coverings:

- ❖ Ceramic floor tiling to Entry through to Kitchen, Meals, Living, Rear Hallway and all wet areas as per floor coverings brochure plan up to 450x450mm deluxe range
- ❖ Ceramic skirting tiles to Ensuite, Laundry, Bathroom and WC
- ❖ Wide range of carpet from Orion Homes deluxe range to Bedrooms and Rumpus as per floor coverings plan
- ❖ American Oak overlay timber staircase with clear finish

Other:

- ❖ Braemar gas ducted heating
- ❖ Air cushioned door stops
- ❖ 67mm MDF skirtings and architraves
- ❖ 75mm standard Cove cornice
- ❖ Phoenix Georgio chrome-plated sink mixer tap to Laundry trough
- ❖ Painting to the interior and exterior as per specifications
- ❖ Two garden taps, one to front by water meter and one attached to house