



DOUBLE STOREY ■ DELUXE INCLUSIONS



DELUXE INCLUSIONS ARE JUST THE START

A NOTE FROM THE DIRECTORS

Service & Your Building Experience



// PICTURED FROM LEFT TO RIGHT: NOEL & JIM CLIFFORD

Many people find that building a new home can be a stressful experience.

At Orion Homes, 25 years of experience and substantial resources combine to reduce stress and improve our Clients experience.

When you contact our display managers, office or supervisors, friendly people are ready to assist with your queries.

Our display managers will work with you to incorporate your special requirements into your new home, are knowledgeable in the field of finance and can provide assistance if required.

Our office and construction team are well equipped to answer any technical queries you may have.

Your supervisor will call or email you regularly during the course of construction and can arrange for you to have a look through your home at any stage.

Kind regards

Jim & Noel Clifford
Directors, Orion Homes

DOUBLE STOREY ■ DELUXE INCLUSIONS

Attention to detail and finish means Orion Homes stand the test of time.

You, the client, are our most important inclusion.

GENERAL

- Plans, Specifications, Soil Test, Building Permit and Home Owner Warranty Insurance
- 7 year structural guarantee
- 6 month maintenance period after completion

SITE COSTS AND CONNECTIONS

- Connection of the following services are included for allotments up to 650m² with a front setback up to 7 metres;
 - Electricity from the underground electricity pit near the property boundary
 - Water from a dry tapping point
 - Sewer and stormwater
 - Phone and NBN connection preparations

Note: Consumer account fees for the above services & electricity usage during construction are not included

- Termite protection
- Temporary fencing
- Fall protection and all OH&S requirements are included
- Foundations to 'M' class waffle pod slab

ENERGY EFFICIENCY

- 6 Star Energy rating to Orion Homes standard designs
- Weather seal to external doors *As required
- Foil wrap to external walls and R2.0 batts to external walls
- R4.0 batts to ceilings in all Living areas (excludes Garage, Porch or Alfresco areas)
- Chromagen solar hot water system with two panels and gas booster
- Double glazed awning windows throughout

STRUCTURAL

- Engineer designed foundation and frame structure to AS1684
- Frame is built from stabilized kiln dried MGP10 pine
- Garage under roofline with a concrete floor and rear access door (subject to house design)
- 2550mm ceiling height to ground floor and 2400mm to first floor
- Concrete slab to Porch and Alfresco areas under roofline
- 450mm eaves to entire first floor
- Steel lintel and brickwork above all windows and doors including Garage door

EXTERNAL FAÇADE

- Modern façades to choose from (Façade dependent, excludes feature finishes)
- Gliderol panel lift garage door with 2 x remote controls
- Colorbond downpipes, fascia and guttering
- Designer double glazed aluminium feature windows to front façade (façade dependent)
- Urban range feature entrance door
- Rendered lightweight cladding to first floor external walls
- Wide range of PGH brick selections within the Orion Homes Deluxe range
- Boral roof tiles from the Orion Homes Deluxe range

WINDOWS

- Designer double glazed aluminium feature windows to front façade (façade dependent)
- Double glazing to all awning windows throughout
- Safety glass aluminium sliding doors
- Flyscreens to all opening windows
- Locks to all opening windows
- Obscure glazing to Bathroom, Ensuite and WC windows

INTERNAL

BATHROOM & ENSUITE

- Phoenix Vivid mixers to vanity basins
- Phoenix Vivid pin mixers with Vivid hand shower on rail to Ensuite and Bathroom showers
- Phoenix Vivid pin mixer with Phoenix Vivid 210mm bath outlet to Bathroom bath
- Caroma Cosmo chrome-plated single towel rails and toilet roll holders
- Decina Novara 1675mm White acrylic bath with chrome push plug to Bathroom
- Caroma Prima II close coupled toilet suite with soft close seat
- Milano square vanity basins
- 1200x900mm tiled shower base with tiled hob to Ensuite
- Polymarble 900x900mm shower base to Bathroom
- Telescopic pivot door showerscreen with clear toughened glass
- Polished edge mirrors
- 10W LED downlights above vanities
- Wide range of Polytec laminate benchtops, cabinet doors and panels within the Orion Homes Deluxe range
- Wide range of cabinetry handles within the Orion Homes Deluxe range

POWDER ROOM

- Milano square vanity basin with Phoenix Vivid pin mixer tap
- Caroma Prima II close coupled toilet suite with soft close seat
- Caroma Cosmo chrome plated single toilet roll holder
- Chrome plated towel ring
- 10W LED downlight above vanity
- Wide range of Polytec laminate benchtops, cabinet doors and panels within the Orion Homes Deluxe range
- Wide range of cabinetry handles within the Orion Homes Deluxe range

KITCHEN

- 20mm Quantum Quartz bench tops from Orion Homes Deluxe range of colours with 16mm shadow-line
- Blanco BFD9058WX – 900mm stainless steel freestanding electric oven with 5 burner gas cooktop with wok burner
- Blanco BWCE9X – 900mm stainless steel canopy rangehood
- Blanco BDW126X stainless steel dishwasher
- Everhard Squareline 1080 stainless steel sink
- Phoenix Georgio chrome sink mixer
- Wide range of cabinetry handles within the Orion Homes Deluxe range
- Large Pantry with 4 white melamine shelves (house specific)
- Tiled splashback from Orion Homes Deluxe range

LAUNDRY

- Laminate bench with inset trough and cupboards below
- Phoenix Georgio chrome-plated sink mixer
- Wide range of Polytec laminate benchtops, cabinet doors and panels within the Orion Homes Deluxe range
- Wide range of cabinetry handles within the Orion Homes Deluxe range

STAIRCASE

- Solid Hardwood Victorian Ash treads and risers
- Timber handrail and posts
- Black powder coated metal balusters
- Tread lights to stairwell
- Storage under Staircase with light and partial floor covering

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 paraflood lights to side and rear external doors
- 2 TV points
- NBN compliant conduit to Garage with drawstring for future connection by others. Includes 1 data point and 2 NBN telephone points
- Smoke detectors

- 3 in 1 fan/light/heater unit with draft-stopper to Ensuite & Bathroom
- Generous supply of double powerpoints throughout
- Single power point for dishwasher, fridge cavity and microwave provision (house design specific)

SECURITY & DOORS

- Gainsborough Trilock 8901 angular polished entrance set to front Entry door
- Gainsborough Ambassador entrance sets to Garage access doors & hinged Laundry external access door (house design specific)
- Gainsborough deadlocks to Garage access doors & hinged Laundry external access door (house design specific)
- Window locks to all opening sashes
- Gainsborough Elena lever passage sets to all internal hinged doors
- Flush panel 2040 high internal doors as per plans

ROBES, LINEN & PANTRY

- White melamine shelf with chrome hanging rail below to all robes
- Four white melamine shelves to Linen cupboard/s and Pantry
- Vinyl finish sliding doors for easy cleaning to all Robes and Linen cupboard/s

FLOOR COVERINGS

- Ceramic floor tiling to Entry through to Kitchen, Pantry, Meals, Living, Rear Hallway and all wet areas as per floor coverings brochure plan, up to 450x450mm from the Orion Homes 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 (house design specific)
- Solid Hardwood Victorian Ash staircase with clear finish

OTHER

- Gas ducted heating
- Air cushioned door stops
- 67mm MDF skirtings and architraves
- 75mm standard Cove cornice
- Painting to the interior and exterior as per Specification document
- Two garden taps, one to front by water meter and one at rear attached to house

Initials:..... **Date:**.....

Orion Homes reserves the right to amend its designs and inclusions without notice prior to contract signing. Please refer to a Display Manager of Orion Homes for additional details and information. Photos are for illustrative purposes and may include upgrade items.