Deluxe Inclusions

**Standard Features**
- Full custom working drawings with 3D Facade
- 6 star First Rate energy report
- Engineers soil test and slab design
- Building permit
- Home owners warranty insurance
- Construction and public liability insurance
- 7 year structural warranty guarantee
- 3 month defect liability period
- Site cleaned and rubbish removed
- Builders clean upon completion
- Full access to home throughout construction (key provided)
- Fixed price contract

**External Features**
- Brickwork: Boral Face brick selected from Virtue standard range with a large selection of different bricks
- Natural Colour mortar
- Roof Covering: Colorbond Custom ORB with double sided reflective foil or tiled roof from Boral standard builders range
- Downpipes: Colorbond rectangular 100 x 50mm
- Spouting: Colorbond quad Fascia: Colorbond
- External Entry Door: 2040 x 820mm Corinthian, choice from Madison or Urban range (or similar)
- Laundry Door: Full glass aluminium French door or glass slider
- Windows: Dowell aluminium windows from standard colour range. Awning windows with grey tint glass to all front facades. Acrylic flyscreens to all opening windows, aluminium flyscreens mesh to sliding doors with locks to all windows and doors
- Front Garage Door: BiD saville or wide panel from the panel lift range, 5m wide and motorised with 3 remotes. Choice of colour from standard BHP colour range
- Rear Garage Door: Aluminium full height PA door with aluminium frame or colorbond roller door
- Hot Water Unit: Rinnai Sunmaster 175 solar hot water service with gas infinity S26 boosted instantaneous back up and XL frost resistant solar panel
- Infill Over Windows: Front elevation has brick above windows. Balance of home has fibre cement sheet

**Internal Features**
- Ceiling Height: 2550mm (structurally braced to N2)
- Skirting: 92 x 15mm bevel edge MDF
- Architrave: 67 x 18mm bevel edge MDF
- Plaster: Metal ceiling plaster battens used @450mm
- General areas: 10mm Boral Sheetrock
- External ceiling: 10mm WR board
- Wet areas (excl. laundry): 6.5mm villa board
- Cornice: 75mm cove cornice
  - Fully plaster lined and painted ceiling in alfresco
  - Fully plaster lined and painted in garage

**Doors and Door Furniture**
- External Entry Door Furniture: Lockwood Nexon contemporary style lock (with built in deadlock)
  - External Hinged: Lockwood Vicinity lockset
- Internal Door Furniture: Lockwood small rose lever handles (privacy adaptors included to WC and bathroom)
- Robe Sliders: Lockwood Nidus FPSQC flush pulls
- Internal Doors: 2040mm Corinthian redcoar flush panel
- Robe Doors: 2040mm Corinthian redcoar flush panel sliding robe system with aluminium tracks
- Chrome: hinges, door stops, latches and striker plates throughout the home

**Painting - 3 Coat System**
- Paint: Quality Dulux Wash and wear plus Features Anti-microbial Protection and low odour technology
- Main Area Ceilings: Sealer undercoat with 2 flat acrylic top coats
- Wet and External Area Ceilings: Sealer undercoat with 2 satin top coats
- Walls: Sealer undercoat with 2 premium wash and wear low sheen top coats
- Doors and Woodwork: Tinted undercoat with enamel gloss top coat

**Shelving**
- Master Bedroom: Feature Laminex colourboard finish included. 1 melamine shelf with hanging rail, 2 banks of shelves option of double hanging section with dividers
- Bedrooms: 1 white melamine shelf with hanging rail and 1 bank of shelves
- Broom (if applicable): 1 white melamine shelf with open below
- Linen: 5 white melamine shelves
- Pantry: Joiner made laminate benchtop with Laminex colourboard shelves above and below bench
- Study Nook: If applicable, joiner made laminate bench, 1 set of drawers, and open melamine shelves above benchtop
- Customised shelving meeting at fix stage

**Clothesline**
- Daytek wall mounted or rotary style supplied and installed
Deluxe Inclusions

Heating/Cooling
Bonaire gas ducted central heating unit; installed in roof space with digital programmable thermostat, designed to suit home. Removable return air grill with mesh filter for cleaning
- Round or square outlets
- Central heating ducts included in bathroom and ensuite
Fujitsu 7kw inverter split system; reverse cycle air conditioner, supplied and installed

Electrical
Clipal Iconic switches and powerpoints; generous allowance includes two in each bedroom, 3 in master bedroom and 1 in alfresco, 2x USB powerpoints to MB and Kitchen.
Downlights: LED downlights to main areas and larger recessed LED downlights to balance of home.
External lights: 1 LED spotlight, 2 LED up/down lights to front facade (choice of square or round) with sensor light
Exhaust fans: above showers
Smoke detectors: hard wired with a battery backup
TV points: 3 TV points plus TV antenna supplied and installed
Phone points: 1 with line from Telstra pit installed to the home
Safety switch: RCD safety switch and circuit breakers to meter box
Swann entry door camera: with 7" internal LCD touch screen

Ceramic Floor and Wall Tiling
Standard ceramic floor and wall tiles; to wet areas (Beaumont Tiles Gold Range) ($45 - $50m² Retail)
- Tiled skirtings to wet areas with chrome trims
- Full perimeter silicone seal

Floor Coverings
Carpet: Supplied and laid to all bedrooms, second living area, and study if applicable (allowance: $140 broadloom metre on upgraded steplex underlay.)
Vinyl plank flooring: Supplied and laid to living rom areas, entry, and hallways (allowance: $65m²). Full Perimeter silicone seal to entire vinyl floor areas.

Appliances
Hot Plate/Oven: Smeg 900mm stainless steel dual fuel upright cooker (SA9010XSS)
Rangehood: Smeg 900mm stainless steel slideout (SAH491SS)
Dishwasher: Smeg stainless steel (DWA6214S)

Kitchen
Custom made joinery: laminate benchtop, base cupboards and overhead cupboards from our standard laminate colour range
- 1 set of cutlery drawers, 2x sets of pot drawers with tandembox soft close, overhead cupboards [incl. above fridge with built in bulkhead] and waterproof kickers upgrade to all cabinetry, soft close hinges to all cupboards and doors
- Choice of designer range of handles
Sink: Frankie pacific 1 3/4 bowl stainless steel (PFX621)
- Waterpoint for fridge connections
- Pull out twin bin

Laundry
Cabinets: laminate benchtops and base cupboards from standard laminate colour range (waterproof kickers)
Trough: 45 litre stainless steel insert trough including bypass
- Pull out linen hamper included to joinery

Tapware
Shower: Nirvana slimline chrome mixer with round showerhead outlet or rail
Bath: Nirvana slimline chrome mixer with modern spout style
Basins: Nirvana slimline chrome basin mixer
Kitchen Sink: Nirvana slimline chrome sink, mixer with modern gooseneck spout
Laundry Trough: Nirvana slimline chrome sink mixer with modern gooseneck
External Taps: four located around the home (incl. one on the water meter)
- Concealed washing machine connections inside laundry cupboards

Site Clean
- All brick rubble & concrete is recycled

WC
Toilet Suite: Claire close coupled toilet suite with soft close seat and lid
Toilet Roll Holder: Rotondo toilet roll holder

Bathroom
Basin: choice of 3 countertop basins, choice of square or round style with chrome pop up plug
Bath: Decina Cortez 1670mm with a chrome plug
Showerbase: Polymarble 900 x 900mm showerbase
Showerscreen: Semi-frameless Latrobe Valley Glass Perimeter range, 2000mm high
Cabinets: laminate vanity unit with 1 set of soft close drawers and doors
Mirrors: length of vanity, 950mm high, polished edges
Towel rails: Capi double towel rail - Tiled niche to shower recess

Ensuite
Basin: choice of 3 countertop basins, choice of square or round style with chrome pop up plug
Showerbase: graded tiled showerbase (as per plans) with smart tile waste
Showerscreen: Semi-frameless Latrobe Valley Glass Perimeter range, 2000mm high
Cabinets: laminate vanity unit with waterproof kickers and set of soft close drawers and doors
Mirrors: length of vanity, 850mm high, polished edges
Toilet Suite: Claire close coupled toilet suite with soft close seat and lid
Toilet Roll Holder: Rotondo toilet roll holder
Towel rails: Capi towel rail - Tiled niche to shower recess

Completion
- Beautiful local produce handover pack

Note 1: BAL (Bushfire Attack Level) ratings will need to be considered once the site has been assessed. Some materials and building requirements may change depending on this rating
Note 2: All homes will need to comply with a 6 star energy rating and homes can only be rated once working drawings are completed. Final material requirements and costs may vary depending on site rating.
Note 3: Virtue Homes reserves the right to implement product improvements including the make, model, or type if the specified product is unavailable.
Note 4: If NBN connection is available, extra connection costs for telephone connection may be required.

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