



INH Inclusion Specification Overview

Version: 09/14

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Integrity New Homes are proud to offer all of our clients a diverse selection of quality products which are effectively incorporated within the following Inclusion package. Upgrade options are available, please speak to your Integrity New Homes Sales Consultant for more information today!

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Changing my world

Inclusions Overview

Integrity New Homes can custom design your inclusion packages to reflect your unique lifestyle requirements. Modern, innovative and effective solutions along with a strong emphasis on style, functionality, quality and value for money ensures that Integrity New Homes stands above other builders and retains a reputation for continuously setting benchmarks within the building industry.

Have a close look at the extensive list of inclusions below and put a dollar value on each one. Ask yourself what are all these items worth. This value extends beyond a financial figure and into the realms of peace of mind, comfort and ease of living day-to-day. And remember this isn't a list of extras, these are the core elements of every Integrity home...but that is what you would expect from the winner of the HIA's Professional Builder of the Year Award (see below).*

peace of mind . . .

- ***Lifetime Structural Warranty delivering the ultimate peace of mind;
- Communication guarantee means all clients are contacted every 14 days once they financially commit to INH;
- Integrity Edge Quality Assurance Program provides regular client site meetings so clients are kept informed and construction quality is closely managed;
- Standard local government building approval fees are included and not hidden extras (excludes bonds);
- Australian Standard Occupational Health and Safety management system safety certification AS4800 underscores INH's building practices as part of being a professional, careful and responsible company with a long-term view;
- Construction insurance provides comprehensive coverage and land public liability; and
- Colour consultation service helps take the stress out of finalising colour selections.

the site . . .

- Site surveys by independent qualified surveyors enables better design decisions to be made because of great accuracy of the contour information backed by professional indemnity insurance;
- Qualified engineer designed and certified foundations backed by professional indemnity insurance really is all about getting the 'basics' right so every home is built professionally from the base up;
- Concrete pump to access most blocks means in most cases there are no extra costs;
- Termite protection with no exposed slab** looks good and performs over time;
- Utilities to suit 800sqm blocks provides realistic up-front allowances for the vast majority of building lots, which reduces chances of additional costs; and
- Sediment control to suit most blocks means in most cases there are no extra costs.

design . . .

- Eaves on every standard design not only look good but provide shade and assist energy efficiency;
- Industry leading 10-50 year external cladding warranties underscores the quality of building materials and their performance over time;
- Choice of standard facades takes the guess work out of the look and cost of a new home;
- 50 year warranty on concrete roof tiles highlights long-term product performance;
- Custom design service option lets clients take up a far more affordable option than approaching an architect and you will receive an accurate construction estimate; and
- Sectional overhead garage door combines functionality and strong street appeal.

*Winner HIA Professional Builder of the Year 2009, 2011 and 2012. **Applies to brick veneer construction. The specific details of all warranties are available upon request but will vary. *** Conditions apply ****Excluding Western Australia.
Disclaimer: Specifications are subject to change at any time without notice and vary throughout Australia. Every Integrity New Homes office is independently owned and operated. Please refer to your building contract for the specific design and inclusion details for your personal new home.



Inclusions Overview

internally . . .

- Metal tapware, durable, funky and long lasting with 10 year finish warranty;
- Lever door handles with lifetime mechanical warranty are easy to use with contemporary appeal and long lasting performance;
- Wide choice of ceramic wall and floor tiles allows personal touches mixed with the latest looks;
- Bathroom feature tiles are fashionable when combined with individual taste;
- 7 year warranty on shower screens and robe doors – these products look fantastic for longer;
- Window locks literally add to the security of every Integrity home;
- 5 year warranty on all internal and external swing doors;
- Obscure glass windows to all bathrooms for privacy while letting in natural light;
- 7 year warranty on glass windows and doors combines visual appeal with high performance over time;
- Diamond gloss bench tops are the minimum standard finish, look stunning and are long wearing;
- 5 year kitchen cabinetry warranty is a strong endorsement in a very hard wearing part of any home;
- Overhead kitchen cupboards including the fridge recess delivering greater functionality***;
- Premium European rangehood to cut down grease and cooking odours***;
- Premium German engineered and manufactured** Miele oven with ceramic cook top provides high performance, efficient cooking appliances which are stylish and easy on the eye with a 2 year appliance warranty is an industry leader;
- Dishwasher recess enables ease of client dishwasher fitment;
- Wide choice of standard laminates with 7 year warranty allows a multitude of choice;
- Mains fitted filtered water removes impurities from everyday drinking water***;
- 2 x TV Points and 2 x Telephone Points***;
- 5 year smoke detector warranty along with circuit breaker and safety switch for added safety and comfort;
- Fully lined garage provides a quality finish**; and
- Life of home plasterboard defects guarantee shows how this product keeps on performing.

energy efficiency . . .

- Rainwater tank**** with 20 year repair or replacement warranty – convenient, practical and necessary;
- Roof (and wall in NSW) insulation and sarking adds to household comfort while being kinder on the environment;
- Lifetime of home insulation warranty underscores the quality of the products; and
- GreenSmart accredited builder means we consider the environment and can offer specialist services.

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On top of the Standard Integrity Inclusions you will receive the following -

internally . . .

- Cornice.....55mm
- Architraves.....68 x 12 finger jointed pine
- Skirting.....68 x 12 finger jointed pine
- Internal Stairs.....Paint/carpet grade where applicable
- Balustrading.....Timber where applicable
- Light switches & power points.....Clipsal C2000 builders range (exc. metallic)
- Phone & Television.....2 x phone & 2 x TV Points
- Internal Doors.....Humes standard flush panel redicote
- Door Furniture.....Schlage or Regent levers (Privacy set to Bath, W.C & Master Bedroom)
- Linen Doors.....Vinyl sliders
- Robe Doors.....Vinyl sliders
- Robe Shelving.....1 shelf + 1 x chrome hanging rail
- Paint.....Dulux Professional Range 3 coat system (ceiling 2 coat system)

kitchen . . .

- Kitchen Sink.....Oliveri Elan 1 ¾ bowl sink + drainer (1 x tap hole)
- Kitchen Mixer.....Posh Solus Mark II Gooseneck – 4 star rated
- Water Filter.....Everpure 'platinum – 5600 inline filtered drinking water system
- Kitchen Cupboards.....600mm with overhead cupboards
- Kitchen Doors.....Laminex Lamiwood
- Bench Tops.....Laminex Diamond gloss & Square form from the standard Laminex colour pallet
- Splashback.....Ceramic tiles to underside of overhead cupboards to a maximum height of 600mm
- Walk in Pantry Shelving.....4 x White Melamine shelves
- Hotplate.....Miele KM5600 4 zone electric cooktop
- Oven.....Miele 60cm H2260B CleanSteel - electric
- Rangehood.....Electric 600mm Slimline rangehood
- Dishwasher.....Space only – Plumbing & electrical included

bathroom, laundry & toilet . . .

- Tiling.....Tiles from the Beaumont Tiles Silver range
- Feature Tiles.....\$100 retail allowance
- Ensuite/Bathroom/WC Tiling.....Max 2m high to shower, 1 row above vanity, 400mm above bath, skirting 1 tile high & max 300mm x 300mm floor tiles
- Shower Screen.....Regency Aqua Overlap Semi Frameless + fixed panel & pivot door
- Mirrors.....Framed 900mm high x length of vanity
- Vanity Basin & Cupboards.....Bristol MKII
- Taps, Shower & Accessories.....Posh Solus Mk II Mixers, Posh Solus Mk11 5 Function Shower rail and kit including soap dish, Mizu Soothe accesories

“ modern living ”



Inclusions Overview

bathroom, laundry & toilet *continued* . . .

- Bath.....White acrylic Base - 1650mm
- Toilet Suite.....Porcher Cygnet Close coupled BTW toilet suite
- Laundry Tub.....Everhard 45Ltr S/S bowl wash special & metal cabinet
- Laundry Taps.....Ivy Slimline – 4 star rating, chrome
- Splashback.....2 rows of tiles above laundry tub (max 600mm high)

externally . . .

- Bricks.....Classic & fashionable styles of bricks from the PGH - Builders range
- Mortar.....Natural mortar – ironed joint
- Wall Insulation.....Sisalation & R1.5 wall 'Pink Batts' (living areas)*
- Roof Covering.....Bristle concrete tiles, Builder's – standard range
- Gutters & Fascia.....Metal
- Roof Insulation.....Sarking & R2.5 ceiling 'Pink Batts' (living areas)*
- Roof Pitch.....20° (20 degree) roof pitch
- Ceiling Height.....2400mm high ceilings
- Garage Door.....B&D steel sectional door + remote
- Front Door.....Hume Vaocluse – unglazed to value of \$220
- Exterior Door Furniture.....Schlage Regent levers
- Windows.....Powder coated aluminium from Builders standard range with keyed locks
- Flyscreens.....Standard Builders colour range
- Hand Rails/Balustrades.....Treated pine where applicable
- Decking/stair treads.....Treated pine – 1 x painted/stained where applicable
- Hot Water System.....Builders range Gas instantaneous 24Ltr/m continuous flow
- External Hose Tap.....1 x front and 1 x rear

*NSW Only.

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The products shown are provided as a guide only. Integrity New Homes reserves the right. Artist's impressions, and any photographs appearing in Integrity New Home brochures of finished homes, are indicative only and do not constitute an offer of what will be included in any individual home. Integrity display homes contain a wide range of items which are not part of the standard inclusions, unless advised otherwise in writing, such as, but not limited to, all furnishings, decorator items, window and floor coverings (except tiles to wet areas), air conditioning, security, office equipment, and hard and soft landscaping including fencing. Inclusions along with display home designs vary throughout Australia and New Zealand and are indicative only and do not constitute an offer of what will be included in any individual home. Please refer to your building contract for the specific design and inclusion details for your personal new home.

Every Integrity New Homes office is independently owned and operated by a local licensed builder controlled by applicable local regulations and statutory requirements.

Integrity New Homes Pty Ltd, ABN: 56 105 075 625, Builders Licence No: NSW 158643C – QLD 1124529.

