

- INTRODUCING -



VALENTINO

CHOOSE YOUR
**luxury
oasis**



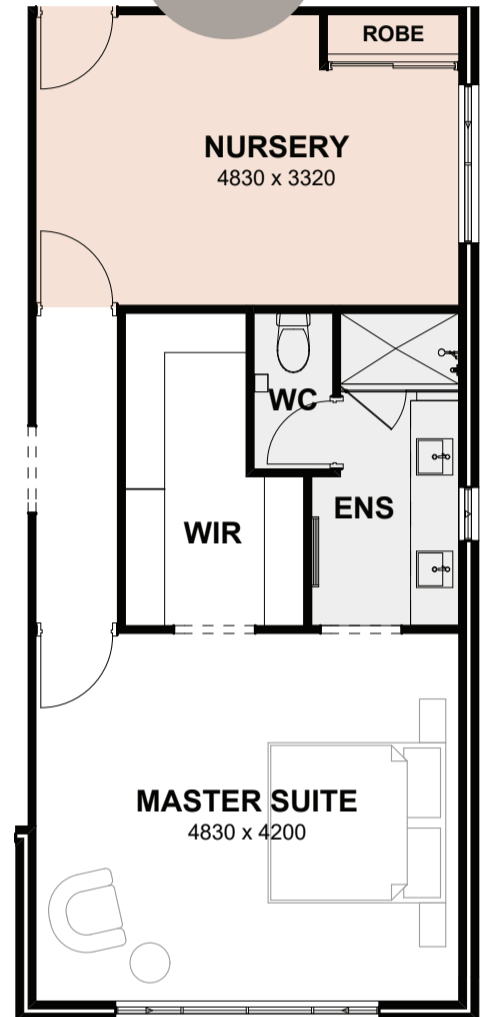
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HOMES

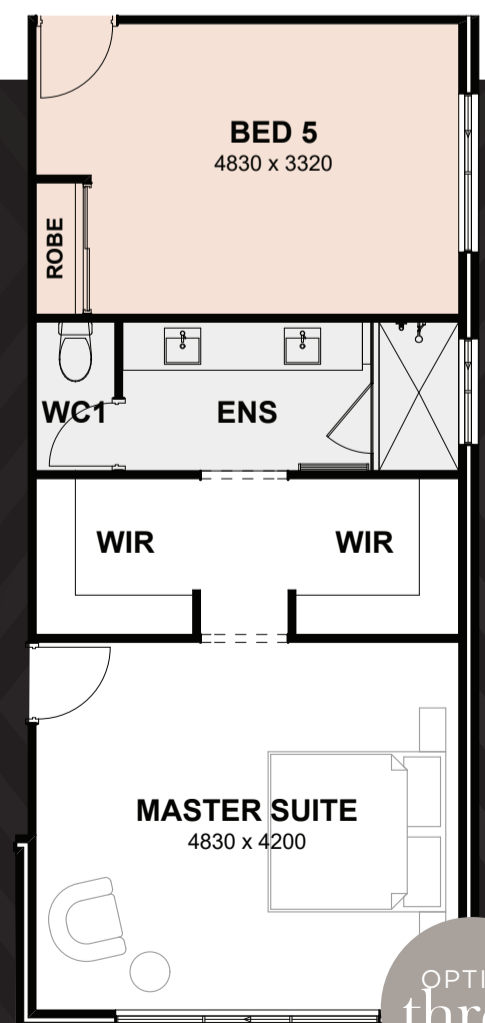
luxury goals



OPTION two



OPTION one



OPTION three

the choice is yours

Is it a Hollywood-inspired walk-in robe with freestanding cabinet?

Is it a nursery and a luxurious dressing room?

Or would you prefer the extra bedroom?

THE VALENTINO SPECIFICATION

GENERAL

- H2 Blue Pine treated roof timbers to roof frame protecting your roof frame from European House Borer.
- Site contour survey for non-established areas.
- Engineered site inspection report.
- Working drawings to suit your home design.
- Shire & Water Corporation application fees, (excluding Headworks, planning fees and council bonds).
- Engineer designed concrete slab.
- Termite treatment to slab and perimeter.
- RCD safety switches to suit your home design.
- Chromagen 26L Instantaneous hot water unit.
- External and internal painting throughout. Select from Solver paints large colour range. (Excluding internal walls).
- R4.1 insulation batts to house and garage ceiling areas.
- Interior house clean and exterior site clean to the building envelope.

INTERIOR

- 30 course high ceilings throughout, as per plans.
- Built in linen cupboard with 4 x melamine shelves as per plan.
- Melamine shelf and chrome rail with standard doors or a choice of vinyl or mirrored sliders to robe recesses where applicable, as per plan.
- Plastered clay brick.
- Metal corner beads to the plastered walls on all the trafficable corners.
- Gyprock ceiling with CSR Gyprock Cove cornice.
- Metal internal door frames with Corinthian flush panel internal doors and Gainsborough G4 Series internal levers.
- HPM Double power points throughout with cover plate selections.
- Hard wired smoke detectors as per plan.
- NBN 4 Point Pack
- 1 x USB and power point to your home.

EXTERIOR

- Colorbond roof.
- 25 degree roof pitch.
- Colorbond fascia, gutter and downpipes.
- Slotted ovolo gutters.
- Two render colours to the front elevation of your home. (Allowance for light colours).
- 27c Fibre cement lining to the eaves, alfresco, garage and porch or verandah, if applicable, as per plans.
- Double lock up garage with remote sectional door and pelmet (three remotes included).
- Builders standard range of glazed entrance doors.
- Gainsborough Trilock to entry door and Ambassador lever and deadbolt to garage internal access door and rear access door, if applicable.
- Light points outside all doors excluding garage access doors.
- Quality Dowell aluminium windows, keyed alike.
- Flyscreens to all the openable aluminium windows and sliding doors.
- Choice of Midland Manor range two course face brickwork.

KITCHEN

- 200mm x 400mm ceramic wall tiles, one row over benchtop and to the underside and width of rangehood.
- Westinghouse WVE914SB - 900mm stainless steel electric oven as shown on plan.
- Westinghouse WHG951SB - 900mm stainless steel gas cooktop as shown on plan.
- Westinghouse WRF900CS - 900mm stainless steel canopy rangehood.
- Stylus R150 1.75 end bowl stainless steel sink.
- Caroma Pin Lever Gooseneck sink mixer.
- Dishwasher recess including cold plumbing and single power point.
- Laminate selections from Laminex, Formica with ABS edging.
- Silestone standard range of benchtop with 20mm softened square edge fascia.
- Bank of 4 drawers with metal rollers and cutlery insert.
- Large choice of handles/ knobs to all cupboard doors.
- Pantry with 4 x melamine shelves as per plan.
- Soft closing doors and drawers throughout kitchen.

SCULLERY (WHERE APPLICABLE) REFER TO YOUR HOME DESIGN

- Stylus R150 1.75 end bowl stainless steel sink.
- Caroma Pin Lever Gooseneck mixer.
- Dishwasher recess including cold plumbing & single power point.
- Laminate selections from Laminex, Formica with ABS edging.
- Laminate benchtop with a choice of three edges available.
- Soft closing doors and drawers to scullery.
- One row of 200mm x 400mm wall tiles above benchtop.
- Large choice of handles/ knobs to all cupboard doors.
- NOTE: Refer to your home design as main kitchen may have some adjustments to suit Scullery, if applicable.

WET AREAS

- 333mm x 333mm floor tiles.
- 200mm x 400mm wall tiles.
- 2000mm high tiling to shower recesses.
- Square chrome floor wastes to wet areas.
- Vanity cupboards with laminate selections from Laminex, Formica with ABS edging.
- Soft closing doors and drawers to Ensuite, Bathroom and Ensuite 2 if applicable.
- Large choice of handles/ knobs to all cupboard doors.
- Laminate benchtop with a choice of three edges available.
- Full width framed mirrors over vanities.
- Caroma Carboni II inset china basins.
- Caroma Liano hand wall basin right to Powder Room if applicable.
- Stylus Maxton 1525 long bath.
- Caroma Profile II Close Coupled china toilet suites.
- Caroma Pin Lever mixer tapware including builders standard washing machine stops.

- Stylus Cadet sink mixer to Laundry trough only.
- Caroma Pin multifunction rail shower to shower recesses.
- Caroma Elegance double towel rails.
- Caroma Elegance toilet roll holders.
- Clear fully framed pivot or sliding door and screen to shower recesses, as shown on plans.
- Flumed draft stopper exhaust fan to bathroom, ensuite and WCs.
- Privacy latches included to Ensuite, Bathroom, WC's and Ensuite 2 if applicable.
- Obscure glazed windows to Ensuite, Bathroom, WC's and Ensuite 2 if applicable.

EXTERNAL

- Atlas Roman Cobble 60mm Pavers.
- Grano hardstand to garage.
- Two external brass garden taps.
- Conduit pipe under driveway for future services.
- 10m sewer run allowance from last fixture.
- 7.5m water run allowance.

INCLUSIONS

- Mitsubishi HI ducted reverse cycle air conditioning to manufacturer's specification.
- iZone control panel only.
- 10 x standard LED lights throughout.

PROMOTIONAL INCLUSIONS

- 450mm x 450mm ceramic floor tiling to main living areas
- Carpet to remaining rooms as per plan
- 25mm aluminium venetian blinds as per plan (excludes wet areas)
- Stone benchtops to Ensuite and Bathroom from builders standard range including 20mm softened square edge fascia
- Stainless steel inset trough and laminate cabinets to laundry
- Harvey Norman outdoor kitchen (5 burner BBQ and powder coated cabinet with Sink)

GUARANTEES AND INSURANCES

- 25 year non transferable structural guarantee.
- 12 months maintenance period.
- HIA fixed price contract.
- Housing Indemnity Insurance.

Signed:

Date:

Signed:

Date:

Gemmill Homes Pty Ltd Builders
Registration No. 11703
Last amended March 11th, 2019. JT.