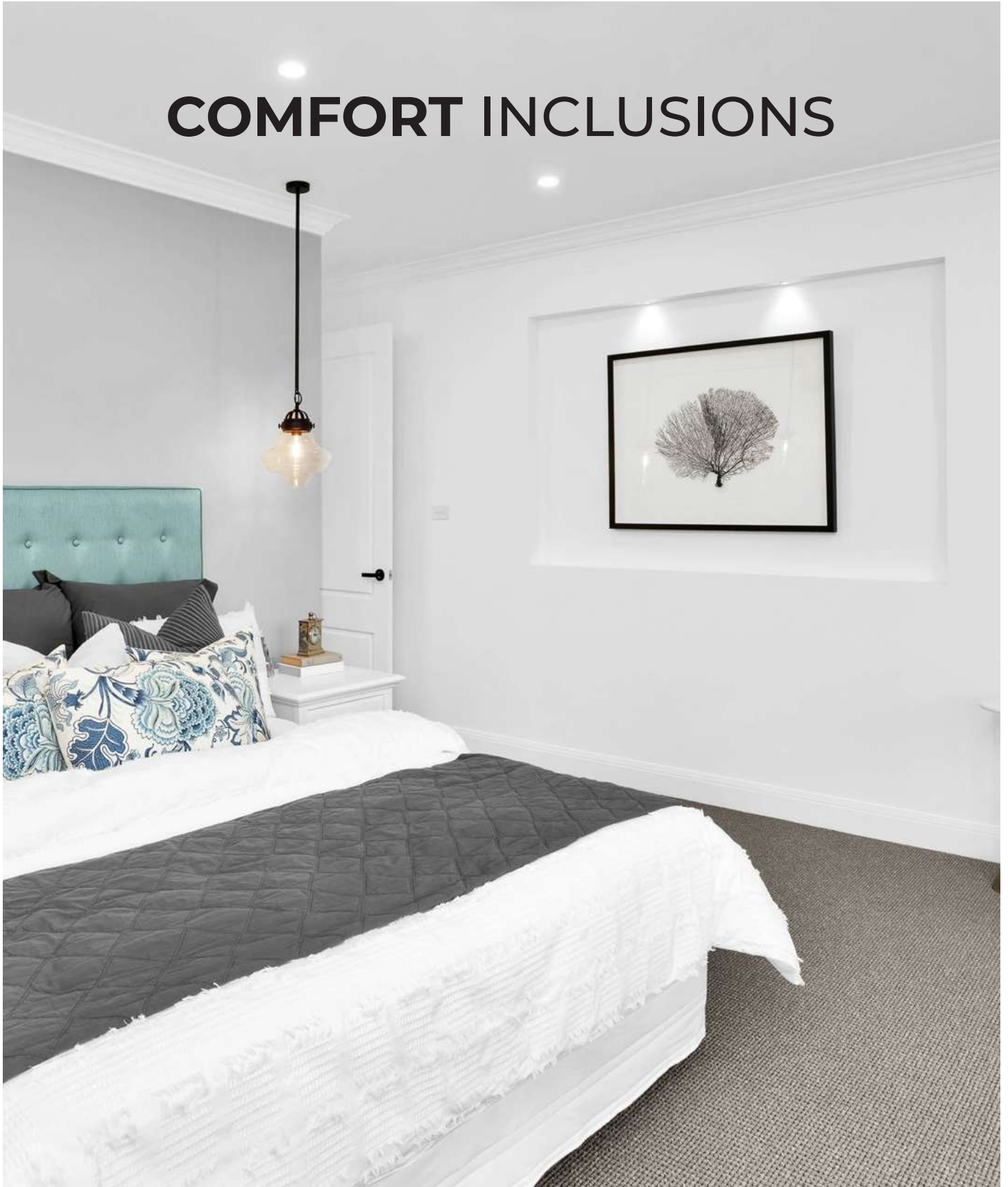


# COACHWOOD

## COMFORT INCLUSIONS



COACHWOOD HOMES

01.2022

# COMFORT INCLUSIONS

## PRE-CONSTRUCTION

### BUILDING INSURANCES

- Home Warranty Insurance (HBCF)  
fee as per legislation
- Building insurance fee


### ENGINEERING

- Soil test classification report and site analysis
- Engineer's slab design

### COUNCIL APPROVAL

- Building application fees for council approval (DA/CDC, CC, Inspections & OC)
- Connection to services of water, sewerage, stormwater and electricity up to 15LM

## SITE FEES


- Site scrape and level to blocks up to 300mm fall
-  **Removal of all excess soil**  
Removal of all building waste

## STRUCTURAL


### CONCRETE SLAB

-  **Cupolex** slab to 'M' class soil conditions to house, garage, porch and alfresco areas

### TERMITE PROTECTION

- Termite barrier to perimeter of house and slab penetrations to Aust. Standard AS 3660.1
-  **Termite reticulation system** in concrete pathways

### FRAMES & TRUSSES


-  **H2 termite treated 90mm** radiata pine wall frames and roof trusses with roof pitch of **26°**

### CEILING HEIGHT

-  **2700mm** throughout


## ENERGY EFFICIENCY

### INSULATION

- R2.0 insulation to external walls
-  R4.1 insulation to **all** ceiling areas
- Wall wrap sisalation to external walls
- Roof sarking to underside of roofing

## EXTERNAL

### EXTERNAL CLADDING

- Brick veneer construction from Coachwood Homes range of PGH or Austral bricks with natural mortar
-  **Scyon linea boards** to lightweight clad areas (subject to individual design)

## EXTERNAL CONT.


### ROOFING

- Colorbond corrugated roof iron to roof cladding
- Colorbond fascia and guttering
- Painted 90mm round PVC downpipes


### EAVES

- Painted Hardiflex lined 450mm


### PORCH & ALFRESCO

-  **Painted Aquacheck wet area 10mm plasterboard to ceilings** with 32x18mm H3 pre-primed timber trims

### GARAGE

-  Colorbond panel lift **motorised** sectional door with remotes

### WINDOWS

-  Aluminium framed **Viridian** windows and glass sliding doors
- Security keyed window and door locks
- Flyscreens to all windows and sliding doors



### ENTRY DOOR

-  **2040 x 1200mm feature pivot door** from Hume Door's Savoy range with clear or obscure glazing

### EXTERNAL DOORS





- Primed timber exterior grade flush panel doors in paint finish with timber door jamb

### CONCRETING




-  **900mm surround concrete pathways**
-  **Concrete driveway up to 42m<sup>2</sup>**

## KITCHEN

### KITCHEN

- Kitchen layout is design specific
- Square edge melamine laminated finish to doors, draw fronts and end panels selected from an extensive range of colours
-  **20mm Quantum Quartz stone benchtops from Coachwood Homes extensive range of colours**
- Designer handles
- Posh Solus MK3 Double Bowl Inset Sink
-  **Mizu Drift kitchen sink mixer** in chrome finish
- Dishwasher and microwave space provisions
-  **Overhead cabinetry** to length of main base cabinetry
- Ceramic tiles to splashbacks
-  **Window splashback - plan specific**

### KITCHEN APPLIANCES

-  **900mm Westinghouse** stainless steel electric oven
-  **900mm Westinghouse** stainless steel gas cooktop
-  **900mm Westinghouse** undermount rangehood



## LAUNDRY

- ☑ Laundry layout is design specific
- ☑ Square edge melamine laminated finish to doors, draw fronts and end panels selected from an extensive range of colours
- ☑ 32mm laminated benchtops from Coachwood Homes extensive range of colours
  - Designer handles
  - Posh Solus MK 2 sink mixer in chrome finish
  - Posh Solus Flat Rim Sink 45L Inset

## BATHROOM & ENSUITE

### VANITY UNITS

- ☑ Wall hung vanity unit by cabinet maker
- ☑ 20mm Quantum Quartz stone top
- ☑ ABI Celine above counter basins

### MIRRORS

Polished edge mirrors to suit width of vanity units

### BATH TUB

- ☑ Posh Solus white freestanding bath 1760mm

### SHOWER SCREENS

Chrome framed shower screens with pivot doors and clear laminate glass

### TAPWARE

- ☑ Mizu Drift wall basin mixer set to basins
- ☑ Mizu Drift wall bath mixer to bath
- ☑ Mizu Drift shower mixer to showers
- ☑ Posh Domaine twin rail shower

### ACCESSORIES

Chrome towel rail to showers  
Chrome towel ring to vanities  
Chrome toilet roll holder to toilets

### TOILET SUITES

- ☑ Kado Lux back to wall toilet suites

## FINISHING

### FLOORING - LIVING, KITCHEN, WIP, ENTRY

- ☑ Karndean designer vinyl plank floor boards  
OR
- ☑ Ceramic tiles with rectified edge allowance

### FLOORING - LOUNGE, BEDROOMS, HALLWAYS

Choice of carpet

### SKIRTING & ARCHITRAVES

- ☑ 90 x 18mm timber half splayed skirting and architraves

### INTERNAL LININGS

10mm plasterboard to walls and ceilings  
Steel ceiling battens at 450mm centres  
90mm cove cornice throughout

## INTERNAL DOORS

- ☑ Flush panel hinged doors in paint finish 2340mm high
- ☑ Flush panel cavity sliding doors in paint finish 2340mm high

## DOOR FURNITURE

- ☑ Gainsborough door furniture in satin chrome to external and internal doors
  - Privacy sets to wet area doors
  - Entrance sets to external doors
  - Passage sets to all other doors

## ELECTRICAL

Light point to each room  
Light point to front porch and alfresco

- ☑ LED downlights to combined kitchen and living area and separate living areas

2 lamp combination light, heater and exhaust fan to bathroom and ensuite  
1x LED flood light to rear of house

- ☑ 2x double power points to all rooms
  - 2x TV points
  - 2x phone points

- ☑ Recessed meter board to external wall of house
  - Hard wired smoke detectors as required

## AIR CONDITIONING

- ☑ Ducted reverse cycle air conditioning throughout

## EXTERNAL TAPS

2x to exterior of house

## HOT WATER SYSTEM

- ☑ Instantaneous gas hot water system

## WALL TILING

- ☑ Ceramic wall tiles to 2.1m in bathroom and ensuite
  - Ceramic wall skirting tiles to 150mm to remainder of wet areas
  - Ceramic tiles to kitchen and laundry splashbacks

## ROBES AND CUPBOARDS

Square edge white melamine to all robes and cupboards  
Fixed shelving and hanging space to bedroom robes  
Four fixed shelves to linen cupboards

## PAINTING

- ☑ Dulux Wash & Wear 3 coat paint system to walls
- ☑ Dulux semi-gloss 3 coat paint system to doors, skirting and architraves
- ☑ Dulux 2 coat paint system to exterior and eaves

## CLEANING

House clean and site tidy on completion



# COMFORT HIGHLIGHTS

## KITCHEN



### WESTINGHOUSE

900mm Oven  
Stainless Steel



### WESTINGHOUSE

900mm Undermount  
Rangehood  
Stainless Steel



### WESTINGHOUSE

900mm Gas Cooktop  
Stainless Steel



### MIZU DRIFT

MK2 Gooseneck Sink Mixer  
Tap Chrome Finish



### POSH SOLUS

MK3 Double Inset Bowl  
Kitchen Sink  
Stainless Steel

## FLOORING



### KARNDEAN DESIGN FLOORING

Vinyl plank flooring to living and kitchen area

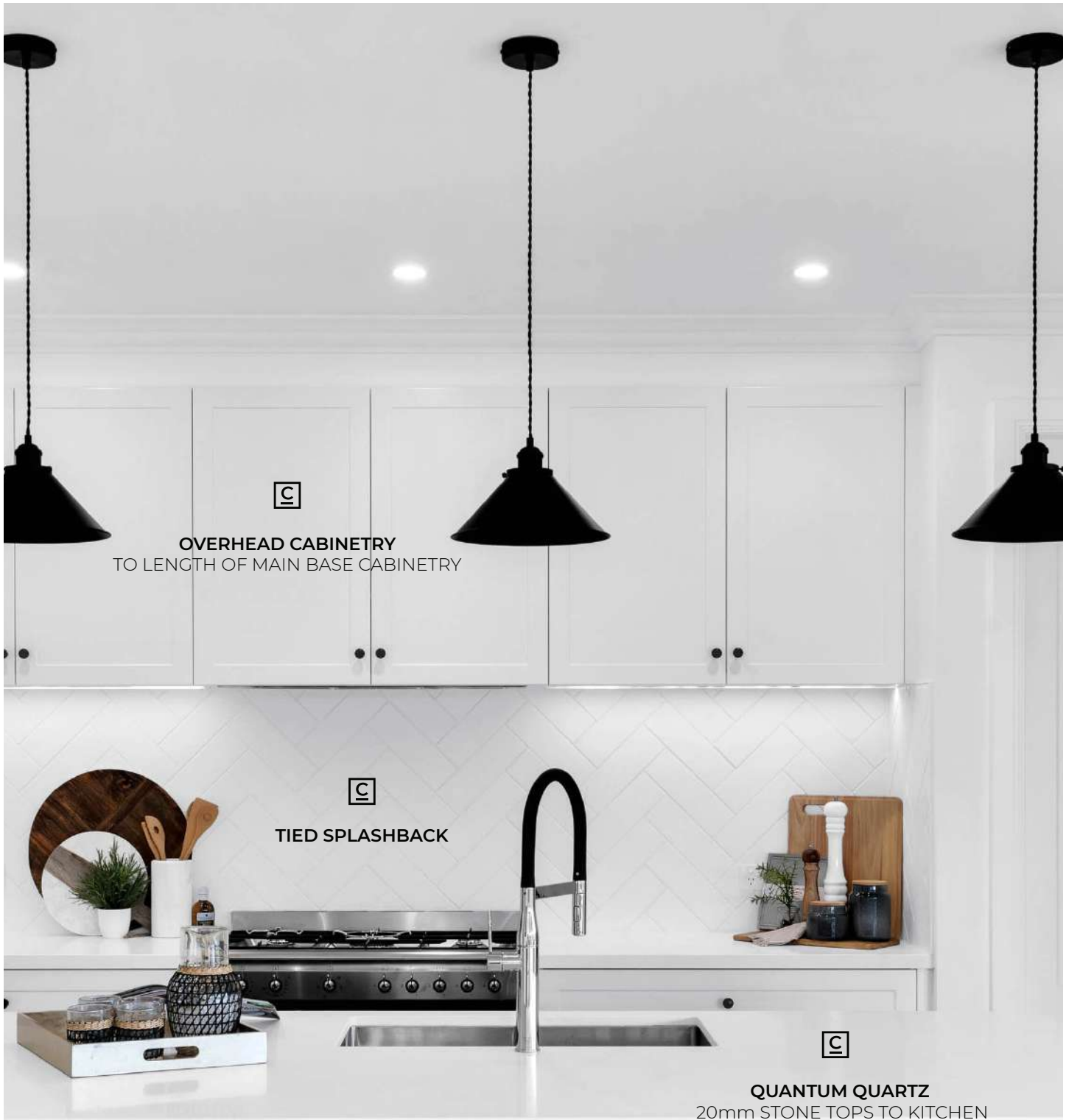
OR



### CERAMIC TILES

Ceramic tiles to living and kitchen area with rectified edge allowance





**OVERHEAD CABINETRY**  
TO LENGTH OF MAIN BASE CABINETRY



**TIED SPLASHBACK**



**QUANTUM QUARTZ**  
20mm STONE TOPS TO KITCHEN



## BATHROOM



### **MIZU DRIFT**

Wall Basin Mixer Tap Set  
200mm Chrome Finish



### **ABI CELINE**

Above Counter Basin  
In Matte White Finish



### **KADO LUX**

Back To Wall Toilet Suite



### **POSH SOLUS**

Freestanding Bath 1760mm



### **POSH DOMAINE**

Ceiling Mounted Shower Head  
In Chrome Finish



### **MIZU DRIFT**

Shower Mixer Tap  
In Chrome Finish

## FINISHING



### **LED DOWNLIGHTS**

To Combined Kitchen And  
Living Area And Seperate Living Area



### **DUCTED REVERSE CYCLE**

Ducted Reverse Cycle Air  
Conditioning Throughout



### **GAINSBOROUGH**

Gainsborough door furniture throughout  
with choice of colour and finish





WINDOW SPLASHBACK  
PLAN SPECIFIC



WINDOW SPLASHBACK  
PLAN SPECIFIC



# COACHWOOD

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**A.** 48 JENSEN RD, GRIFFITH NSW 2680

**W.** [COACHWOODHOMES.COM.AU](http://COACHWOODHOMES.COM.AU)

**P.** 0447 371 542

**LIC NO.** 26801C