ALTONA
INCLUSIONS

MAXIM

GENERAL

- M Class concrete slab designed and certified by a qualified engineer
- 6 year structural guarantee
- 3 months maintenance guarantee
- Preparation and approval of architectural construction plans and specifications
- Payment of local council building application fees and certification fees
- Structural engineers details and site inspections
- Preparation of contract documentation acceptable to lending and building authorities
- Construction insurance (Home Owners Warranty)
- Site contour survey and house peg out
- BASIX assessment and certificate to State Government requirements
- Payment of mandatory long service fee
- Pest control certification
- Water authority fees (regular / basic connections only)
- Three (3) brick course step down to perimeter (one (1) brick course step down to Garage perimeter)
- 180 day fixed price tender

EXTERIOR

- Termimesh stainless steel chemical free termite barrier
- Extensive selection of bricks from Austral and PGH
- Highest quality aluminium windows and sliding doors from Trend
- Colorbond metal fascia and slotted quad gutter with colorbond downpipes (upgrade to PVC painted downpipes required with a charged stormwater system)
- Wide range of Concrete Roof Tiles from Monier, Bristile and Boral
- Superior framework – 90mm studs on load bearing walls, 70mm studs elsewhere at 450mm centres throughout
- Engineered roof trusses at 22.5 degree roof pitch
- Security locks to all windows and sliding doors
- Front and rear garden taps
- R2.0 Insulation batts to external walls of living areas
- R3.5 Insulation batts to living area ceilings (excluding Garage and Alfresco areas)
- Mains connected audio intercom to front door including Allworth Homes insignia
- Tiled porch (where displayed or a part of an optional facade)
- Gainsborough single cylinder Trilock to front door and Ambassador key locks to all other external hung doors
- Timber entry door frame, clear glazed sidelight, and tiled threshold
- Hume Doors front entry door (Door model will vary dependent on façade selection)
- Hume Doors (JST 1) glazed timber laundry door and tiled threshold

CAR / GARAGE ACCOMODATION

- Spacious double car garage
- Single skin of brickwork with engaged brick piers to external walls
- B&D Panelift "Icon" door range (or Roll-A-Doors, dependent on facade selected)
- Garage door recess incorporated in slab design to resist flooding in heavy rain

INTERIOR

- 2400mm (minimum) ceiling height
- Quality hard wearing washable paint to internal walls
- Gloss painted finish to all internal woodwork
- 90mm cove cornice
- White melamine shelving to linen cupboards, wardrobes, and pantries
- Gainsborough modern internal lever door handles (from builders nominated range)
- Double pencil round 42 x 12mm architraves and 67 x 12mm skirting (paint finish)
- Doorstops to all internal doors (where applicable)
- Clipsal electrical switches and power outlets
- High quality waterproofing to all wet areas
- Lin 1 feature doors with translucent glazing to selected areas, primecoat flush doors to balance of hung door locations

Allworth
MASTER BUILT HOMES

KITCHEN

- Radiant R175 Mk2 stainless steel double bowl sink (including basket waste)
- Extensive range of door colour selections from Laminex, Formica, and Polytec (including Polytec finegrain)
- Choice of up to two colours to kitchen cabinetry
- Overhead cabinets including bulkheads
- Microwave provision including trim kit to suit Omega OM30X microwave oven (stainless steel)
- Provision for dishwasher including one (1) water point and single power point
- Quality metal drawer runners
- Massive choice of quality kitchen door handles (from builders nominated range)
- Ceramic tiles to kitchen splashback and rear of rangehood space
- Polished chrome flickmixer tapware (Alder Star 35) to kitchen sink
- 33mm Polytech tightform laminated benchtop (from builders nominated range)
- Waterfall ends to kitchen (where applicable)

LAUNDRY

- Clark 42 litre Utility stainless steel tub with permacoat steel cabinet.
- Quality Alder chrome wallset mixer tapware (Alder Star35) to freestanding tub
- Ceramic tiled floor with 1 row of skirting tile, and 300mm high tiled splashback over tub
- Chrome plated square floor waste to the Laundry
- Hot and cold washing machine connection

ELECTRICAL & APPLIANCES

- Earth leakage safety switch in single phase meter box to electrical circuits with separate switch for fridge
- Mains connected smoke detectors with battery backup to comply with AS3786
- Power points and light points as per basic electrical layout provided
- Rheem 325 litre electric boosted solar HWS including 2 collectors (as required for BASIX) or a Rheem 160 litre natural gas HWS. Includes a mandatory tempering valve
- Quality European appliances by Omega
- Omega OBO65OX (stainless steel) electric oven
- Omega OCC70TZ (ceramic) 700mm electric cooktop or Omega OCG90FXB (stainless steel) 900mm gas cooktop
- Omega ORW9XA (stainless steel) 900mm canopy ducted rangehood

BATHROOM & ENSUITE

- Quality Alder chrome tapware (Alder Star35) including "Moda" hand held bracket shower
- Pivot door to hobless semi-frameless shower screen
- Elegant frameless mirror above all vanities
- Caroma Maxton 1525 bath to Bathroom
- Caroma Venecia close coupled dual flush toilet suite (full vitreous china)
- Quality vanities with melamine doors from Polytec, Laminex and Formica
- One colour per vanity cabinet
- Fully moulded European style vanity top from Manooga
- Chrome plated square floor wastes
- Alder Star chrome double towel rail to the bathroom
- Alder Star chrome single towel rail to the ensuite
- Alder Star chrome toilet roll holder to all WC's
- Alder Alto chrome soap holder to all showers and baths
- Generous selection of quality ceramic tiles (including imported tiles)
- 2.0m high tiling to shower areas
- 1 row of skirting tiles and 1 row above vanities to bathroom and ensuite
- Leak Guards to shower taps
- European style inspired wall mounted vanities

Note: Homes on display may include additional upgraded items / products which do not form part of the standard house inclusions. (Refer to Allworth Masterbuilt Homes price list for "model displayed" inclusions.)

Note: Nominated inclusions effective with Basic home price 1st January, 2020. Specification may change without notice. Allworth Masterbuilt Homes reserves the right to change nominated suppliers or substitute with comparable product or inclusion. Not included in specification (but not limited to) are floor coverings, carpet, timber or tile floors (excluding wet areas), light fittings, furnishings and decorator items, fireplaces, flyscreens, air conditioning, wall paper or painted feature walls, BBQ, curtains and blinds, door closers or deadlocks, alfresco ceiling fans, music systems, timber decks, landscaping and driveways.