

ASPIRATIONS SERIES



STANDARD INCLUSIONS



dennis family homes

a family building homes for families™

EXTERNAL



external features

- Clay bricks with natural colour rolled mortar joints.
- Clear glazed windows and sliding doors with powder coated aluminium frames.
- Colour-on concrete roof tiles.
- Maintenance free Colorbond downpipes, fascia, barge and gutter.
- Fibre cement sheet infill or brickwork above windows and doors (as indicated on plans).
- Light weight fibre cement cladding to upper floor wall (product specific).

garage

- Sectional garage door.
- External weatherproof flush panel rear access door.



INTERNAL



doors & door furniture

- Designer front entry door with gloss enamel paint finish and timber front entry door frame.
- Entry door lever lockset in bright chrome to front door, external garage door and internal garage access door.
- Clear sidelight glazing to front door (if indicated on plans).
- Hume flush panel smooth skin internal doors with gloss enamel paint finish to all rooms, cupboards and robes.
- Bright chrome lever passage sets to doors.
- Flush pulls to sliding doors (as indicated on plans).
- All hinged doors include chrome hinges, latches and striker plates.
- External sliding door with keyed lock (as indicated on plans).



internal features

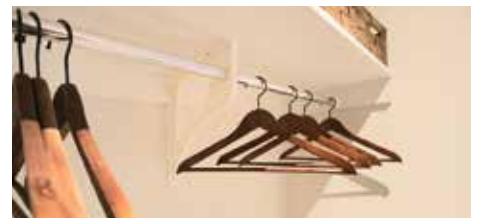
- Wall tiles to kitchen, ensuite, bathroom, laundry, WC and powder room (as indicated on plans).
- Floor tiles and matching 100mm high skirting tiles to bathroom, ensuite, laundry, WC and powder room (as indicated on plans).
- 75mm standard cove cornice to ceilings throughout dwelling and garage.
- MDF 42 x 12 architraves and 67 x 12 skirtings in 'Single Bevel' profile with a gloss enamel paint finish.
- Two coat paint system.

colour & finish selection

- All exterior and interior colours, cabinet handles and tiles selected from a range of designer Aspirations colour schemes.

storage

- Walk-in robe and bedroom robes with white melamine shelf and chrome hanging rail.
- Linen cupboard with melamine shelves (as indicated on plans).
- Site built broom cupboard with melamine shelf.



KITCHEN



kitchen

- European designed stainless steel appliances – 600mm four burner gas cooktop, electric five function oven and 600mm canopy rangehood.
- Overhead cupboards with bulkhead above.
- Site built pantry with flush panel door or laminated pantry with four white melamine shelves as per plans (home specific).
- 1¾ end bowl stainless steel sink.
- Bank of four drawers with cutlery insert to top drawer.
- Provision for microwave and dishwasher.

cabinetry

- Designer cabinet handles to all laminate cabinets.
- White melamine lined cupboards and drawers.
- Laminate doors with protective edging and laminated benchtops in selected colours.





energy efficiency features

- Independent 6 star energy rating (Victoria).
- Glasswool R4.1 batt insulation to ceiling (excludes portico, garage and any alfresco of single storey homes, refer to drawings for double storey).
- Glasswool R2.5 wall batts to external walls of dwelling including garage/house wall. Wall wrap to external walls.
- Draught excluders and weather seals to house external hinged doors including garage/house access door.
- Exhaust fan with built in draft stopper above all showers and enclosed toilet suites.

heating

- Gas ducted heating unit with manual thermostat (points and unit size are product specific).

hot water & water tank

victoria

- 160 litre Solar HWS.

new south wales

- Gas 135 litre capacity mains pressure HWS for homes with up to three bedrooms and gas 160 litre capacity for homes with more than three bedrooms.
- 2,000 litre steel rainwater tank with bucket tap, submersible pump and connection to toilets.

electrical

- Clipsal '2000 Series' switches and power points throughout the house.
- 9W fluorescent energy saving light globe.
- Weatherproof batten holder to each exterior door, excluding garage.
- Mains power Ionisation smoke alarms with battery back up (as indicated on plans).
- One TV point and 7m co-axial cable to roof space (as indicated on plans).
- Safety switch, circuit breakers and earth leakage to meter box.

ENSUITE & BATHROOM



ensuite, bathroom, wc and powder room

- Contemporary styled acrylic bath.
- Acrylic shower base (size indicated on plans).
- Semi-frameless polished silver shower screen.
- Designer vitreous china vanity basin (as indicated on plans).
- Fixed mirrors with polished edge (size as per plans).
- Double towel rails, towel ring and roll holders with chrome finish.
- Water efficient AAA rated toilet.

tapware

- Designer single lever chrome mixer tap to sink, basins, baths, showers and laundry tub.
- Garden taps provided to front and rear of house.



laundry

- 45 litre stainless steel bowl laundry trough with powder coated steel cabinet.

staircase – home specific

- Closed stringer with MDF square tread and riser in paint finish.
- Pine handrail with square posts painted gloss enamel and matte black steel balusters.

construction features

- Engineer designed class 'M' concrete slab.
- Alfresco with plaster lined ceiling, light point and concrete floor. (if indicated on plans).
- 2,400mm nominal ceiling height throughout single and double storey homes.
- Constructed for low level of bushfire attack. Bushfire Attack Level (BAL) – Low.

home connections and wind rating

- Includes underground power, mains water, mains gas, sewer and storm water connections based on a level building block of up to 650m² and a dwelling setback of no more than 6m from the relevant point at the site boundary (excluding additional connections outside lot boundary).
- Based on N2 wind rating.

termite treatment

- Part A termite treatment protection to home with collars to slab penetrations (Part B house perimeter protection not included).



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*Use this document as an indicative guide only. Standard inclusions are subject to availability, please refer to your Building Contract or consult a Dennis Family Homes Sales Consultant. Inclusions are based on a standard home with Grand/Livia facade. Any changes to the design may incur additional costs to reach six star rating. Homes may not necessarily include all items required to meet individual specific developer guidelines. Dennis Family Homes reserves the right to amend or substitute its designs and inclusions without notice prior to contract signing. The following items are included in the display homes for display purposes only and are not supplied: furniture, decorator items, window coverings, feature painted walls, additional power points, feature lighting, light fittings (incl. 12v halogens), air conditioning, security system, pergolas, driveway and paths, landscaping, fencing, retaining walls and floor coverings outside wet areas. Dennis Family Homes Aspirations Series – Standard Inclusions, effective 23 June 2015, version [4.2]. Reproduction in whole or in part is forbidden. © Copyright Dennis Family Homes Pty Ltd (ABN: 83 056 254 249). DFH6146



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