

Extra great reasons why you should choose Elmwood Homes



## SUMMARY OF ELMWOOD HOMES STANDARD FEATURES AND INCLUSIONS

### EXTERIOR FEATURES

- Waffle pod concrete slab on ground construction
- Termite perimeter membrane barrier & slab penetration protection barriers in accordance with the Building Code
- Quality face brickwork from either Austral Bricks & PGH Bricks nominated range with round ironed off white mortar joints
- Quality BGC Weatherboards – painted finish if indicated on the drawings
- Powdercoated aluminium framed windows & sliding doors with standard clear glazing
- Keyed alike window locks & locks to sliding doors
- Flyscreens to all opening window sashes & sliding doors
- Colorbond or similar steel fascia & hi-front slotted quad guttering
- Quality coloured concrete roof tiles laid over sarking or if nominated corrugated colorbond or similar steel roofing laid over 55mm insulation blanket
- Quality rainwater tank as nominated. Tank will be connected to the toilet cisterns and the external garden taps via a pressure pump with a mains pressure back up supply & switching. Tank sizing will be determined at the design stage
- Connection to the washing machine cold water is optional subject to Basix assessment
- 5.5 Star continuous flow natural gas hot water system
- Colorbond or Colorgrain sectional panel-lift door/s to the garage
- Keyless operation to garage vehicle entrance doors/s including 2 handsets & 1 unmounted keypad

### INSULATION / SARKING

- Insulation batts to the external walls (excluding garage).
- Insulation batts to the common walls between the attached garage & habitable areas
- Insulation batts to ceiling directly under roof cover (except garage)
- Sarking to all tiled roof areas or if nominated 55mm foil backed insulation blanket laid directly under corrugated colorbond roofed areas;
- Sisalation to all external weatherboard walls
- Insulation R type will be determined at the design stage

### INTERIOR FEATURES

- Varying ceiling heights as indicated on the drawings
- Taubmans Low Sheen 2 coat system to walls and ceiling white to ceilings
- Flush panel doors throughout suitable for paint finish
- Should we specify brand and model of the frame Mirrored sliding doors set in quality anodised frames & track to robes as indicated (excluding walk in robes unless indicated otherwise on the drawings)
- Melamine shelf with Stegbar hanging rail to all robes & walk in robes including a maximum 1.2m long second melamine shelf with Stegbar hanging rail – refer to the working drawings for details
- Melamine fixed shelving to the Linen Cupboard/s
- Gainsborough Outline G2 series or similar 65mm lever action satin chrome door furniture with privacy latches to toilets & bathrooms door furniture
- 67mm x 11mm bevelled architraves & skirting throughout suitable for paint finish only
- 90mm cornice to wall & level ceiling junctions with CSR decorative cornice to the Foyer & Living areas
- Medium Density Fibreboard (MDF) internal treads & risers to the staircase with painted stringers unless specified otherwise

### ENTRANCE FEATURES

- Quality Hume XS series front door with translucent glazing suitable for either stain or paint finish and a painted selected timber entrance frame.
- Gainsborough quality “TriLock” 3 in 1 security deadlock with lever action handles

### PORCHES & PATIOS

- Plain concrete to Porch, Porticos & Patios if shown on the drawings, or if specified on the drawings un-painted treated timber decking

## KITCHEN FEATURES

- Designer Kitchen including numerous storage cabinets with either a walk in pantry or prefab pantry unit as indicated on the drawings
- 20mm Caesarstone bench tops. Refer to the colour selection information document for the standard range available.
- Fully lined melamine cabinets & shelves
- Quality laminated cabinet door fronts & panels available in wide choice of colours & finishes with enclosed bulkheads above the overhead cabinets
- Fisher & Paykel OB60SCVMX1 600 wide stainless steel fan forced electric built-in oven set into wall oven tower with a Fisher & Paykel OM25BLCX1 built in Convention Microwave + Grill Oven with trim kit above the built-in oven
- Fisher & Paykel CG905CNGX2 stainless steel 900mm gas cooktop
- Fisher & Paykel HS90X4 slide-out stainless steel NON-ducted 900mm Rangehood
- Fisher & Paykel DW60FC1X1 stainless steel Dishwasher
- Stainless steel one & three quarters bowl stainless steel sink with 4 star chrome flick mixer tap fitting
- Quality tiled splash backs up to 650 high

## BATHROOM and ENSUITE FEATURES

- Tiled shower base with a Stegbar Grange semi-frameless shower screen & frameless pivot overlap door with an anodised aluminium perimeter frame
- Recessed tiled niche to the shower recess
- Stylus Maxton 1675 or similar coloured acrylic bath tub set into tiled bath hob
- 300 x 300 floor tiles and 300 x 600 wall tiles to varying heights as indicated on the contract working drawings. Tiles to be selected from Elmwood Homes nominated supplier & range
- Duraplex Denver Series vanity units with a flat white quartz stone counter top, white vitreous china recessed basin with 3 tap holes, high gloss white polyurethane cabinet featuring recessed finger pulls set on a recessed tiled plinth. Refer to the drawings for vanity sizes
- Anodised aluminium framed mirror full width mirror above the vanity.
- 4 star designer hot & cold tapware to all basins and bath 4 star hot & cold tapware to the shower recess with an adjustable shower rose to the Bathroom & an hand-held shower rose on an adjustable rail to the Ensuite
- Mondo Rococo 4 star white only full vitreous china dual flush back to wall suite with soft close seat
- Designer towel rails and paper holders as nominated in the contract working drawings

## LAUNDRY FEATURES

- 45 litre drop in stainless steel tub set into a laminated benchtop with a laminated cabinet under (refer to drawings) & a prefab laminated broom cabinet (if indicated on the drawings), all available in a choice of colours & finishes
- 300 x 300 floor tiles and 300 x 600 wall tiles to varying heights as indicated on the contract working drawings. Tiles to be selected from Elmwood Homes nominated supplier & range
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## ELECTRICAL and SAFETY

- Mains power supplied smoke detectors with back up battery supply in locations as required by the Building Standards
- Painted galvanised meter box with circuit breakers and meter/s in a position to comply with supply Authority requirements
- Generous provision of LED downlights & double or single power points as noted on the electrical plan, including at least two (2) TV points with co-axial cable for future connection to the clients antenna
- NBN READY conduit & two (2) Cat 6 data points for future NBN connection in applicable areas

Due to continuing product development the above standard features & inclusions are subject to modification & the Builder reserves the right to vary the features or inclusion should the need arise

## STANDARD KITCHEN APPLIANCES

## FISHER &amp; PAYKEL

## ELMWOOD HOMES APPLIANCE PACKAGE

BUILT-IN TELESCOPIC SLIDEOUT  
RANGEHOOD, 90CM

Product code	H390X4
Finish	White, Stainless steel handle
Dimensions	H180 x W898 x D280-455mm
Fan ratings	340m3/hr max. pressured air movement, 600m3/hr max. motor performance, 66dB(A) max. decibel rating
Performance	Surface extraction, 2 fan speeds

BUILT-IN OVEN,  
60CM, 5 FUNCTION

Product code	OB608CVMX1
Finish	Black reflective glass, Brushed stainless steel
Dimensions	H598 x W597 x D565mm
Capacity*	85L total, 72L usable
Functions	5
Performance	3000W drop down grill element, Programmable electronic clock, Door and cavity cooling system, Self-cleaning catalytic panels (sides)

GAS ON STEEL COOKTOP,  
90CM, 5 BURNER

Product code	CG905CNGX2
Finish	Stainless steel
Dimensions	H50 x W914 x D533mm
Burners	5 including 2 wok burners
Performance	Automatic electronic ignition, Quick connect gas valve, LPG/natural gas models, Cast iron trivets

LPG model CG905CLPX2 also available

## MICROWAVE OVEN



Product code	OM25BLCX1
Finish	Stainless steel
Dimensions	H460 x W594 x D500mm
Capacity*	25L
Functions	7
Performance	900W Microwave Oven, 1100W Grill

DISHWASHER,  
14 PLACE SETTINGS

Product code	DW60FC1X1
Finish	Stainless Steel
Dimensions	H820-870 x W597 x D600mm
Energy rating	3.5 Star
Water rating	5 Star (WELS)
Features	Quiet operation, ThermoDry system, Three-stage filtration system, Variable wash pressure technology

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## Take a glance at what's included in the price of your new Elmwood Home which other builders may charge for

### Compare the check list:

Included	Site Costs & Service Connections	
YES	Earthworks	Equal cut & filling up to 600mm of site fall over the building platform
YES	Power connection	Underground power connection up to 8.0m setback including 3 phase cable
YES	Water connection	Water connection up to 8.0m run assuming near side or existing conduit in road
YES	Natural Gas	If applicable natural gas connection up 8.0m setback
YES	Sewer connection	Sewer connection point is within the property boundary
YES	Stormwater	Connection from the Rainwater tank overflow to either kerb or existing easement
YES	Rainwater Tank	Up to 5000 litre rainwater tank is included – details will be specified in the Tender
YES	Slab & footings	H classification waffle pod slab & footings
YES	Piering	An allowance for piering is included – details will be specified in the Tender
YES	Spoil removal	An allowance for spoil removal is included – details will be specified in the Tender
YES	NBN conduit	If applicable NBN conduit & drawstring to front boundary for future connection
YES	Telephone conduit	If applicable telephone & drawstring to front boundary for future connection
YES	Sediment Control Barriers	Sediment control barriers around the building platform are included
YES	Construction Access	A stabilised construction vehicle entry & exit point is included
YES	Security Fencing	Construction security fencing around the construction works is included
YES	Safety rails & scaffolding	All necessary safety rails & / or scaffolding is included
YES	Construction Site Cleans	to 2 site cleans & builders waste removal is included
YES	Builders Toilet	Temporary builder's on-site toilet hire is included
	Documents & Approvals	
YES	Basix / Nathers Certificate	Basix & if necessary Nathers Assessment & Certification is included
YES	Waste Management Plan	A detailed waste management plan is included
YES	Site Contaminated Land Statement	If applicable a site contaminated lands statement is included
YES	Statement of Environmental Effects	A site specific detailed Statement of Environmental Effects is included
YES	Winter Shadow Diagrams	If applicable winter shadow diagrams are included for the approval assessment
YES	Landscape Concept Plan	If required by the developer ie LendLease a landscape concept plan is included
YES	Structural Engineers	Structural Engineering designs, drawings & inspections are included
YES	Civil Engineers (stormwater details)	If applicable Civil Engineering details are included
YES	H.O.W Insurance	An allowance for Home Owners Warranty Insurance is included
YES	Construction Insurance	Comprehensive Insurance during the construction phase
YES	Approvals & Inspections	Council & / or Private Certifiers fees and inspections fees are included

## **Some of our standard inclusions that differentiates Elmwood Homes from the others**

- Custom home design service – why settle for an off the shelf design?
- Powdercoated Aluminium windows and sliding door/s with keyed alike lock fittings
- Flyscreens to all windows and sliding door/s opening sashes
- External wall insulation to meet with the Basix assessment and certification
- Ceiling insulation to meet with the Basix assessment and certification
- Sarking to the underside of tiles, or if specified 55mm foil backed insulation blanket under metal roof
- Generous range of face bricks and concrete roof tiles to select from
- If specified, Colorbond roofing with a generous range of colorbond colours to choose from
- Colorbond fascia & slotted quad guttering
- Colorbond or Colorgrain sectional lift panel lift garage door
- 2 x remote control units plus a wall mount control panel for the sectional panel lift garage door
- 26 litre 5 star continuous flow natural gas hot water system
- Plain concrete finish to the front porch and alfresco patio
- Taubmans Low Sheen 2 coat paint system to walls and white ceilings
- 67mm wide skirtings and architraves
- Stegbar Nova satin anodised aluminium framed mirrored sliding doors to all robes
- 90mm decorative profile cornice to the foyer and extending into the living area
- 90mm standard cove cornice to all other areas
- Gainsborough TriLock front door set and lever action internal door furniture throughout
- 1200 wide Hume XS24 front door with translucent glazing (subject to design)
- Caesarstone benchtops to the Kitchen
- Huge range of Formica or Laminex colours for the laminated Kitchen & Laundry cupboard fronts panels
- Overhead wall cabinets to the Kitchen
- Bulkhead above the wall cabinets in the Kitchen with a ducted rangehood
- Fisher & Paykel built-in oven, microwave, cooktop, built-in telescopic slideout rangehood & dishwasher with a 5 year warranty
- Cold water point in a niche at the rear of the fridge space, and extra deep fridge space (subject to design)
- White full vitreous china dual flush back to wall suite with soft close toilet seat
- Stegbar Grange semi-frameless shower screen with frameless pivot overlap door
- Recessed tiled niche to each shower recess
- Quality accessories and tapware including hand held shower rose on bar to the ensuite shower recess
- Ceramic wall tiles to 1200mm high in the bathrooms and ensuite
- Ceramic wall tiles to 2100mm high in the shower recesses
- Polyurethane vanities with soft close hinges to doors and white quartz stone benchtops to the vanities with white inset ceramic basin or twin basins subject to size
- Designer towel rails, paper holders and if applicable towel hook to the powder room
- Generous supply of double power points throughout
- 2 x data points and TV points with Cat 6 cabling

For more information call our Woonona office on 4283 3439 or visit our web site at [elmwoodhomes.com.au](http://elmwoodhomes.com.au)