



VALLETTA HOMES

STANDARD

INCLUSIONS LIST

March 2022

2 Jabiru Avenue, Maryland, NSW, 2287





External Features

Entrance Door

Hume Savoy Range Entrance Door - 2040mm High (Width Design Specific) with Clear or Translucent Glass (if applicable)

Door Furniture

Gainsborough Tri-Lock Entrance Leverset
Gainsborough Cofton External Knobset

Brickwork

PGH Quality Face Bricks from Valletta Homes Standard Range Including 24 Colours to Select From
Off White Mortar & Rolled Iron Joints

External Cladding

James Hardie Lightweight Cladding (Design Specific)

Windows

Bradnams or Trend Aluminium Sliding Windows & Doors (Design Specific). Select Colours from Standard Powder Coat Range

Door & Window Infill

James Hardie Lightweight Cladding to All Windows & Doors (Design Specific)

Screens

Fibreglass Mesh Flyscreens to All Opening Windows & Standard Sliding Doors

Roof

Colorbond

Fascia & Gutter

Colorbond Fascia & Gutter from Colorbond Standard Contemporary Range of Colours

Driveway

Concrete driveway colour cove

Fences

colorbond fences

Concrete sleeper retaining walls

Fully landscaped

front and rear yards

Garage

Garage Door

Stoddarts Sectional Garage Door with Remote Control Operation. Select From 4 Profiles & Over 20 Standard Colours

Internal Access Door

Hume Accent & Sorrento Range Internal Doors - 2040mm High (Width Design Specific)

External Access Door

Hume 35mm Solidcore SCXI External Door 2040mm High (Width Design Specific)

Hot Water System

Hot Water System

Rheem Metro Max 26Ltr Instantaneous Gas System with Recess Box
Heating & Cooling

Ducted Air Conditioning

Fujitsu 14.5Kw Reverse Cycle Ducted Air Conditioning with 4 Zones

Insulation

Ceilings

R3.5 Batts

External Walls

R2.5 Walls

Paintwork

External

Taubmans Exterior Low Sheen Paint to Timber & Metal Surfaces (2 Coats)

Internal Walls

Taubmans Low Sheen Wall Finish Paint (2 Coats)

Ceilings

Taubmans Ceiling Paint Finish Including Cornice (2 Coats)

Internal Woodwork & Doors

Taubmans Semi-Gloss Paint to Timber Doors, Architraves & Skirting (2 Coats)

Taubmans Builders Range Included with Over 50 Colours to Select From (3 Colours Included Total)

Construction Features

Concrete Slab

Engineered standard 'M' Class Waffle Pod Slab

Framing

Blu Pine Frames to Manufacturer's Specification



Roof Trusses

Blu Pine Trusses Max 600C/C to Manufacturer's Specification

General

Building Permit Application

Construction Risk Insurance

Home Owners Warranty Insurance

Engineers Soil Report

TermiMesh Termite Perimeter Protection

6-Star Energy Assessment

Electrical & Safety Devices

Power Points

Clipsal Double Power Points Throughout
Clipsal Single Power Points to Appliance Provisions

External Power Point

Clipsal Weatherproof Double Power Point to Alfresco (Design Specific)

Smoke Alarm(s)

Hard-Wired Clipsal Smoke Alarms
Ceiling Exhaust Fans
Clipsal Self-Closing Exhaust Fan to Bathroom, Ensuite & WC with Non-Openable Windows (Design Specific)

TV Points

2x TV Points (Free-to-Air)

Safety Switch

Clipsal Safety Switch to Meter Box

Light Points

Clipsal White Batten Holder
Clipsal LED Flush Mount Downlights to Main Areas Throughout

Telephone Points

2x Pre-Wired Telephone Points



Internal Features

Ceiling Heights

2700mm to all Designs on Both Ground & Upper Levels (where applicable)

Internal Doors

Hume Accent & Sorrento Range Internal Doors - 2040mm High (Width Design Specific)

Door Furniture

Gainsborough Bailey Chrome or Satin Finish Internal Passage Levers Throughout (Privacy Sets to Main Bathroom, Ensuite & WC Where Applicable)

Plaster

CSR Gyprock Plasterboard to all Internal Walls & Ceilings
Architrave & Skirting
66x1 8mm Pine Pencil Round or Half Splay

Cornice

90mm Cove Style Throughout
Flooring
Floor to ceiling- bathroom and ensuite

Flooring

Hybrid floor to living areas and carpet to bedrooms



Kitchen

Oven

Fisher & Paykel 600mm 6 Function Oven

Cooktop

Fisher & Paykel 600mm Gas Cooktop

Rangehood

Fisher & Paykel 600mm Undermount Rangehood with Recirculating Ducting

Sink

Abey CUA340D Double Bowl Sink Chrome

Sink Mixer

Phoenix Vivid Slimline Sink Mixer Chrome

Dishwasher

Fisher & Paykel 600mm Freestanding Dishwasher

Pantry

5x White Melamine Shelves (Design Specific)

Cabinetry

Borgs Sheen Doors with 1 mm PVC Edges

Benchtops

Caesarstone Tier 1 20mm Stone Benchtops

Splashback

Beaumont Tiles Silver Range Tiles to 600mm High

Ceramic Tiling

Floor Tiles

300x600mm Ceramic Floor Tiles to Wet Areas from Beaumont Tiles Gold Range Inclusions

Wall Tiles

300x600mm Ceramic Wall Tiles to Wet Areas floor to ceiling to bathroom and ensuite

Tiles splashbacks to kitchen and laundry add skirting tiles to laundry tile floor areas

Tiles to front patio area and alfresco areas

Bathroom, Ensuite, WC & Powder Room (if applicable)

Mirrors

Polished Straight Edge to Width of Vanity

Cabinetry & Basin

Marquis Wail-Hung Vanity Unit with Fingerpull (No Handles) or Standard Chrome Handle Selection & Moulded Basin

Basin Mixer

Phoenix Vivid Slimline Basin Mixer Chrome

Bath

Decina Fabrino 1 525mm Bath or Forme Vancouver Freestanding Bath

Bath Mixer Set

Phoenix Vivid Slimline 180mm Bath Spout & Vivid Slimline Shower Mixer Chrome

Shower Screens

Semi-Frameless Screens Chrome

Shower Rail

Phoenix Vivid Single Shower on Rail Chrome

Shower Shelf

Phoenix Rarii Metal Shower Shelf Chrome

Shower Mixer

Phoenix Vivid Slimline Shower Mixer Chrome

Toilet

Forme Soul Back to Wall Toilet Suite

Toilet Roll Holder

Phoenix Rarii Toilet Roll Holder Chrome

Towel Rail

Phoenix Rarii 800mm Double Towel Rail Chrome

Storage

Robes

1x White Melamine Overhead Shelf with Full Hanging Rail + 1x Bank of 600mm Wide Draws (4) & Shelves (3)

Linen

4x White Melamine Shelves

Broom

1x White Melamine Overhead Shelf

Laundry

Laundry Trough

Lodden 45L Flushline Tub

Sink Mixer

Phoenix Vivid Slimline Sink Mixer Chrome

Washing Machine Taps

Millennium Tap Chrome

Cabinetry

Polytec Sheen Doors with 1 mm PVC Edges

Benchtops

Polytec Laminate Natural Finish Benchtops





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