

Your Home, Your Life



HOME INCLUSIONS SPECIFICATION 2019

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SITE NEEDS & EXTERNAL

SITE NEEDS (Based on a standard residential block):

- Broom Finished Plain Concrete Driveway including Plain Concrete crossover (from boundary to kerb) and Pathway from Driveway to Porch.
- Site costs, up to 1m of fall.
- All piling, up to 1m of fall, 'M' class site.
- Service Connection - Power, Phone, Water, Sewer, Gas & Stormwater.
- Rainwater Tank to comply with BASIX requirements, 3,000 litre Colorbond Coloured Steel aboveground water tank, connected all toilets, cold washing machine tap and one garden tap.

CONCRETE SLAB:

- Engineer designed concrete slab to suit 'M' classification soil.
- Engineer designed concrete slab to Porch / Patio.
- Porch and Alfresco including broom finished concrete slab, brick piers and roof over. These slabs are not classified as a "finished" surface. Tempo Living recommends that these slabs are tiled (not included in standard specification).

TERMITE PROTECTION:

- Termite protection to pipe penetrations and perimeter.

FRAME:

- 450mm Eaves or as noted on architectural plans.
- Single Storey: 90mm external and 70mm internal stud frames to Ground Floor.
- Double Storey: 90mm external and internal stud frames to Ground Floor and 90mm external and 70mm internal stud frames to First Floor.
- Nominal 2440mm high ceilings to the ground floor & first floor.
- 300mm engineered joist system.

SITE NEEDS & EXTERNAL (CONTINUED)

BRICKS:

- Selection of bricks from Tempo Living's standard range. Laid in Natural mortar (yellow sand and grey cement) with ironed joint finish. No allowance has been made for feature colour finishes to brickwork (i.e. Moroka / Render) in standard house price.

WINDOWS:

- Aluminium windows and sliding doors in manufacturers standard colour range including security keyed windows & door locks with obscure glass to bathrooms, Ensuite & powder room.
- Nylon Mesh Flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors)

ROOFING:

- Colorbond Roof in a range of colours.
- Sarking to underside of roofing.

FASCIA & GUTTER:

- Colorbond Fascia & Gutter with painted PVC Downpipes.

INSULATION:

- Thermal batts to external walls including internal wall between Garage & House (Excludes external walls of Garage).
- Thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco).

DOORS

FRONT DOOR:

- 2040mm (H) front entrance door with clear glass in painted finish to all facades.
- 2040mm (H) Laundry entrance door in painted finish where applicable.
- Sidelights where applicable are clear glazed.

INTERNAL DOORS:

- Flush pre hung internal doors in pre-primed paint finish - 2040mm (H) to Ground Floor & First Floor.

DOORS (CONTINUED)

FIX OUT:

- 42 x 18mm Bevelled Edge profile architrave with paint finish.
- 67 x 18mm Bevelled Edge profile skirting with paint finish.
- 90mm cove cornice at the junction of wall and ceiling.

DOOR FURNITURE:

- External Doors: Entrance lock in satin or polished chrome for the front door and Laundry.
- Internal Doors: Lever handles with privacy sets to all Bathrooms & WC's and deadlock to door between house and Garage.
- Wardrobe Doors: Choice of either Bar or Square Designer Handles.
- Wall/door stops to bedrooms, wet areas and living areas (excl robes and linen).

GARAGE DOORS:

- Colorbond Sectional Overhead Door.

INTERNAL

STAIRCASE:

- Painted timber staircase with square newel posts, handrail & Balusters with MDF treads and risers.

ROBES:

- Flush panel internal 2040mm doors in pre-primed finish to single door bedroom robes with one melamine shelf & hanging rail.
- Flush panel internal 2040mm doors in pre-primed finish to single door bedroom robes with one melamine shelf & hanging rail.

LINEN, BROOM, COAT & STORE CUPBOARD:

- Melamine shelves Four (4) to Linen cupboards, One (1) to Broom cupboard, One (1) to Store cupboard and One (1) to Coat cupboard including hanging rail. (where applicable to design).

HOT WATER SYSTEM:

- Continuous 26L gas wall mounted hot water system.

KITCHEN

KITCHEN:

- 20mm stone benchtops to kitchen.
- Laminated doors in a wide range of colours.
- Overhead Cupboards to Kitchen.
- Bulkheads to Overhead Cupboards.
- Kitchen kickboards as per doors.
- Cutlery Tray to Kitchen Drawer.
- Provision for dishwasher including water point and single power point.
- Provision for microwave including single power point.
- Single bowl stainless steel sink with drainer.
- Tiled splashback to kitchen (Selected from standard range).

KITCHEN APPLIANCES (Oven):

- 60cm electric oven in Stainless Steel finish.

KITCHEN APPLIANCES (Cooktop):

- 60cm 4 burner gas cooktop in stainless steel finish
OR
- 60cm ceramic 4 burner electric cooktop (if no gas available).

KITCHEN APPLIANCES (Rangehood):

- 60cm retractable externally ducted rangehood in Stainless Steel finish.

ELECTRICAL

ELECTRICAL:

- Three phase underground mains provision with Single Phase switchboard
NBN Provision includes:
 - Conduit and draw wire from front boundary to meterbox.
 - Conduit and draw wire from meterbox to back internal wall of Garage.
 - One single power point to internal back wall of Garage.
 - One additional telephone point to back internal wall of Garage; and
 - One CAT6 data point to internal wall of Garage.
- Earth leakage circuit breaker for lights and power.
- 1 light point to each room.
- 2 way switch to stairs only.
- Double power points (Double GPO) to all rooms including Garage.

ELECTRICAL (CONTUNED)

- Power provision (Single GPO) for fridge provision.
- Power provision (Single GPO) for dishwasher provision.
- Power provision (Single GPO) for microwave provision.
- Power provision (Single GPO) for rangehood provision.
- Exhaust Fan in the bathroom and Ensuite vented into roof space with two external eave vents.
- Isolated powder room exhaust fan.
- 1 telephone point.
- 1 television point.
- External light point to eaves at external doors.
- External junction box beside external doors without eaves (for fitting by owner).
- Direct wired smoke detectors with battery back up as required.
- Air Conditioning: 2.5.
- 2.5kw split system air conditioning unit to living.

LAUNDRY

LAUNDRY SINK:

- 45 Litre stainless steel tub with white metal cabinet.

VANITY UNITS:

- Laminated square edge tops to vanities.
- Laminated doors with PVC edges in a wide range of colours.
- Semi Recessed OR Inset (Basins determined by architectural plans) with one tap hole and standard plug and waste.
- Laminated benchtop and apron to Powder Room. (Where specified on brochure plan).

VANITY MIRRORS:

- Frameless polished edge bathroom mirrors.

BATHROOM

BATHROOM ACCESSORIES:

- 600mm single towel to bathroom and ensuite.
- Toilet roll holder to bathrooms, ensuite and powder room.
- Hand towel ring to powder room (where specified on plan).

BATHROOM (CONTINUED)

BATH:

- White rectangular bath.

TOILET SUITES:

- Close coupled toilet suite with soft close seat.

SHOWER SCREENS:

- Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass.

TAPS AND FITTINGS:

- Chrome mixer to Kitchen Sink.
- Chrome lever mixer to all Basins.
- Chrome lever mixer and outlet to Bath.
- Hand-held shower with rail and lever mixer.
- Chrome mixer to Laundry.
- Washing Machine Set to Laundry (concealed behind tub).

WALL & FLOOR

WALL AND FLOOR TILES - WET AREAS:

- Wall & Floor tiles to Wet Areas (selected from standard range).
- Tiling Heights - Bathroom and Ensuite - 2000mm high to shower recess, 500mm over bath, skirting tile to remainder.
- Laundry - 300mm high tiling over laundry tub & skirting tiles to remainder.

FLOOR COVERINGS:

- Floor tiles (selected from standard range) to Entry & Kitchen.
- Carpet to remainder of dwelling (selected from standard range).

PAINTING:

- 3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, gloss paint to doors and internal woodwork.

LEGALITIES & COUNCIL

W.H & S:

- Heavy Duty Scaffold to perimeter of house.
- Safety Rail to perimeter of roof.
- Safety Rail to perimeter of first floor.
- Stair Void Protection.

COUNCIL/AUTHORITY FEES AND APPLICATION REQUIREMENTS:

- Council Development Application fee.
- Home Owners Warranty Insurance.
- Construction Certificate fee.
- Occupation Certificate fee.
- Standard Water Authority fee and Sewer Inspections fee.
- Long Service Levy fee.
- Certifier inspection fee.
- Architectural Plans.
- Shadow Diagrams.
- Waste Management Report.
- ABSA Certificate.
- BASIX or EERS Certificate.

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