

GENERAL

CONCRETE SLAB

- ✓ 20mpa concrete with 50LM of piers
- ✓ Designed for 'M' class site classification
- ✓ Certified by a structural engineer

TERMITE PROTECTION

- ✓ Part A & B pest spray to perimeter of home with certificate

BRICKWORK

- ✓ Austral Bricks: 'Everyday Life Range'; Escape Engage, Leisure, Freedom, Stimulate and Unwind
- ✓ 'Old Colonail Range'; Red, Buff, Amber Glow and Mahogany

ROOF TILES

- ✓ Roof tiles from Bristle roofing, select from the 'Designer' or 'Classic' range

STRUCTURAL FRAME

- ✓ 90 x 35 MGP10 studs to external walls and 70 x 35 for internal non load bearing walls

INSULATION

- ✓ R1.5 Glasswool Batts to external perimeter walls (excludes garage), internal garage walls included
- ✓ R2.5 Glasswool Batts to roof space of house (excludes garage)

PAINT

- ✓ 3 coats of Taubmans All-weather External Gloss Paint to feature timber work
- ✓ 2 coats of Taubmans Tradex Surfmist Paint to eaves and quad
- ✓ Taubmans All-weather External Low Sheen Paint to PVC down pipes
- ✓ Taubmans Endure Low Sheen Interior Paint, with UltraPrep Tinted Sealer, full colour coat to internal walls, two coat system
- ✓ Taubmans Tradex UltraPrep Sealer and Tradex Flat Ceiling Paint to ceilings
- ✓ Painting to all walls and ceilings are rolled (NOT ROUGH SPRAYED)
- ✓ 3 coats of gloss enamel to all woodwork

PLUMBING

- ✓ One garden tap to front and rear walls externally (recycled water tap on closest external wall to water tank where tank applicable. Front tap to be recycled water where street connected recycling is used).
- ✓ Colorbond® metal fascia and gutter, 90 PVC or 90 x 50 down pipes
- ✓ 1000L windspray metal tank (with 90mm round PVC down pipes) or street connected recycled water (if available)
- ✓ Gas Package: 1 x heater point, cooktop point and hot water system point
- ✓ Gas hot water system 170L storage tank

WINDOWS

- ✓ Powder coated aluminium with keyed locks, choose from seven colours

CEILINGS

- ✓ Ground Floor 2400mm, First Floor 2400mm
- ✓ 90mm Cove Cornice (not 50mm)

SECURITY & ELECTRICAL

GARAGE DOOR

- ✓ Panelled slimline garage door to facade (not roller door)
- ✓ Roller doors to rear (where applicable)

DOORS

- ✓ Entry door: Solid core with trans lam glass from 'Hume Newington' range
- ✓ Internal doors: 'Hume Denmark' panel feature doors

DOOR FURNITURE

- ✓ Gainsborough 'Liana' lever sets to internal doors, lever entry to front door: all bright chrome

ELECTRICAL

- ✓ 1 x double GPO per room (excludes WC and powder rooms)
- ✓ 'Clipsal Iconic' switches and twin power points throughout your new home for a stylish look and feel

- ✓ 1 x LED 9 watt downlight to each bedroom, study, bathroom, ensuite, powder room, entry, hallway, laundry and porch (2 x LEDs to master bedroom)
- ✓ 4 x LED 9 watt downlights to living, family, dining and rumpus rooms (if in design)
- ✓ 2 x LED 9 watt downlights to Alfresco (if in design)
- ✓ 1 x bunker light fitting to laundry and rear door area (LED downlight if there is an eave)
- ✓ 1 x TV point to living room and 1 x TV point to main bedroom with cables coiled in roof space for antenna installation by owner
- ✓ 2 x hard-wired smoke detectors
- ✓ 1 x phone point and 1 x data point
- ✓ Microwave space with power point
- ✓ Dishwasher space with powerpoint and tap under sink

METER BOX

- ✓ 600mm metal meter enclosure
- ✓ 2 x RCD (residual current device) Safety switches to meter box
- ✓ Single phase metering to meter box



BATHROOM & LAUNDRY

BATHROOM - ENSUITE - POWDER ROOM (WHERE APPLICABLE)

- ✓ Laminated white vanity with acrylic basin
- ✓ polished aluminium illusion semi-frameless shower screens, pivot or slider door
- ✓ 1675mm white acrylic bath tub (unless design restricted to 1500mm)
- ✓ 'Stylus' standard toilet suite
- ✓ Metal chrome 760mm towel rail and roll holder

MIRRORS

- ✓ Framed mirror above vanity basins 1m high and spanning the width of vanity top or basin

LAUNDRY

- ✓ 45L stainless steel tub (not plastic) with cabinet under basin door

TAPWARE

- ✓ Spindle tapware from Phoenix Tapware, selected from the 'Vivid' collection, fitted to all basins, showers, bath and laundry tub

TILES

- ✓ Tiles to porch, bathroom, ensuite, powder and laundry floor. Tiles laid on a screeded sand and cement bed (not direct fixed)
- ✓ Skirting tile to all bathrooms, ensuite, powder room and laundry
- ✓ Wall tiles around bathtub up to 1m off floor level
- ✓ Wall tiles to shower 2.1m high
- ✓ Tiles to front door threshold



LIVING

SKIRTING & ARCHITRAVES

- ✓ 67mm x 19mm primed PINE wood in half splay design

ROBES

- ✓ Hinged doors
- ✓ 1 x 16mm melamine shelf with hanging rail

STAIRS* *(*Double storey designs only)*

- ✓ Stainless steel balustrades 12mm square with maple handrails finished in clear lacquer
- ✓ MDF treads and risers with MDF stringers for smooth paint finish



OUR REPUTATION SPEAKS FOR ITSELF

CUSTOMER SERVICE

- ✓ Direct access to building managers
- ✓ Speedy design and council submission process
- ✓ 5 hour colour selection and finishes consultation meeting in our showroom
- ✓ Priority construction start

STATUTORY AND QUALITY ASSURANCE

- ✓ CDC: Construction Certificate inspection fees
- ✓ Long Service Levy
- ✓ BASIX Energy Efficiency Certificate
- ✓ Home Building Compensation Fund Certificate
- ✓ Waterboard applications and inspection fees

- ✓ Land Counter Survey
- ✓ Formwork Ident Survey for concrete slab
- ✓ Structural Engineering design, inspections and certificate
- ✓ All weather temporary gravel driveway
- ✓ Sediment control fencing
- ✓ Temporary site security fencing
- ✓ trade waste removal
- ✓ Scaffolding to double storey homes and stair void protection
- ✓ Lifetime structural warranty





MAXUS HOME

'INCLUSIONS'



LUXURY IS OUR STANDARD

Where other builders sell luxury upgrades as costly add-ons, Maxus Provides the most generous list of luxury inclusions in all our homes at **no additional cost**. At Maxus we believe you deserve to have it all, that's why we offer more inclusions than any other Sydney builder.



Included throughout EVERY
Maxus home in EVERY room.



KITCHEN

CABINETRY AND SINK

- ✓ Laminated flush panel doors and panels from Formica® standard range
- ✓ 16mm solid rear panel to carcass in melamine (not 3mm masonite)
- ✓ Laminated square form benchtop from Formica® standard range
- ✓ Double bowl stainless sink (1 and ¾)
- ✓ Four drawers

TILES

- ✓ Tiles to kitchen splashback from top of benchtop up to 600mm high
- ✓ All tiles are from the \$25m² range with many colours to choose from

TAPWARE

- ✓ Gooseneck mixer tap to kitchen sink

APPLIANCES

- ✓ Euromaid 900mm Oven Cooker EG90S Freestanding (CS90S for homes with no gas)*
- ✓ Euromaid 900mm Canopy Rangehood INLC90 (recirculating)*
- ✓ Dual living granny flats have Westinghouse 600mm appliances WVE615S, WHG643SA and WRH608is

**Granny flat designs to be westinghouse 600mm WVE615S oven and WHR608IS slide-out hood*

ELECTRICAL

- ✓ 1 x double power point to kitchen splashback
- ✓ GPO for rangehood and fridge point
- ✓ LED 9 watt downlight to kitchen





MAXUS HOME 'INCLUSIONS'

