

Standard Inclusions as at 1st April 2019

External:

- Your home is constructed to W42 Cyclonic wind rating and certified by a structural engineer
- Delivery of home to within 100km of Heatherbrae NSW
- Complies with the building code of Australia
- Standard concrete piers and footings to 700mm from natural ground
- Gable roofline with 15° pitch
- Quality Colorbond® roof sheeting and Colorbond® guttering and fascia (standard colours)
- R1.2 building blanket insulation to roof, R3.0 ceiling and R1.5 wall insulated batts
- Fibre cement sheet painted eave linings
- Insulated vinyl weatherboard exterior cladding over fully braced-board (R1.5 rating)
- Flooring 22mm Termi floor for termite protection
- Treated pine frames and trusses
- Stained or painted treated pine verandah decking as per individual design with painted handrails and pickets
- Handrails to front step (applicable to homes over 1m high)
- Glass sliding door with flyscreen door
- Fibreglass flyscreens installed to all windows and glass sliding doors
- Lockable aluminium windows

Internal:

- Sheet vinyl throughout
- Architraves and skirting boards splay finish
- Built in wardrobes to bedrooms with 1 shelf and hanging rail underneath
- Gyprock walls and ceiling interior lining
- Paint (ceiling white to ceilings, 1 colour choice for walls with 3 coats)
- Raked ceiling to living areas, flat ceilings to bedrooms and bathrooms
- 2.4m high ceilings throughout home

Prices Do Not Include:

- Connections to services (sewer, water, gas, electricity), council fees, building on site due to difficult access, BASIX requirements (if applicable), rock excavation, in-fill surround boards, section 94 contributions, additional consultant reports, bushfire, mine-subsidence, acoustic or flood requirements, water tanks, concrete slabs, septic systems, separate metering, power poles if required and additional engineering costs due to site conditions and design constraints.
- **NOTE:** Service points are terminated in the floor only

Floor plans are the copyright and property of Hunter Valley Homes and must not be copied wholly or in part.

Electrical:

- Exterior light to front and rear entry doors
- TV point supplied and installed to lounge room
- Circuit breaker board
- LED downlights (4 living, 2 dining, 4 kitchen)
- Single and double powerpoints throughout home (1 per room, 2 for kitchen)
- 1x hard wired smoke detectors to bedroom and living room areas
- 250lt electric hot water service
- IXL Tastic heat/light/fan to bathroom (ensuite where applicable)
- 3x ceiling/fan lights in selected rooms

Bathroom:

- Ceramic floor tiles to bathroom, laundry and toilet-tiling height to 1800mm high in shower
- Framed pivot shower screens and framed mirrors to bathrooms
- Chrome towel rail to bathrooms, toilet roll holder and soap dish to shower
- 900mm wide vanities (where size allows) and toilet suite
- Waterproofing and bedding to all wet areas

Kitchen:

- 1¼ bowl single drain sink with flick mixer tap
- Full height ceramic tiled splash back to bottom height of kitchen over-head cupboards
- Brushed aluminium kickboards to kitchen
- Matt laminate rolled edge bench tops and square edge melamine doors
- Retractable 600mm stainless steel rangehood with fan and light over cooktop
- Electric stainless steel or electric black ceramic 600mm cooktop

General:

- Roller blinds throughout



Hunter Valley Homes

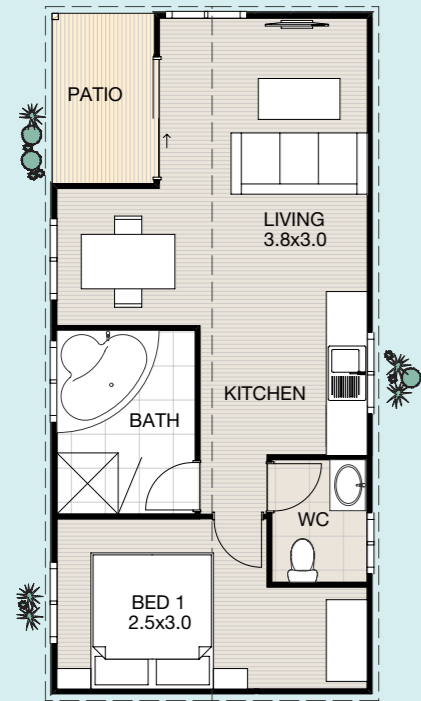
CABIN MANUFACTURER ON THE NSW HUNTER REGION

We manufacture caravan park cabins, games rooms, gyms, kitchens, utilities buildings, ensuites and amenity blocks. We also design and build quality crafted homes suitable for retirement or manufactured home villages.

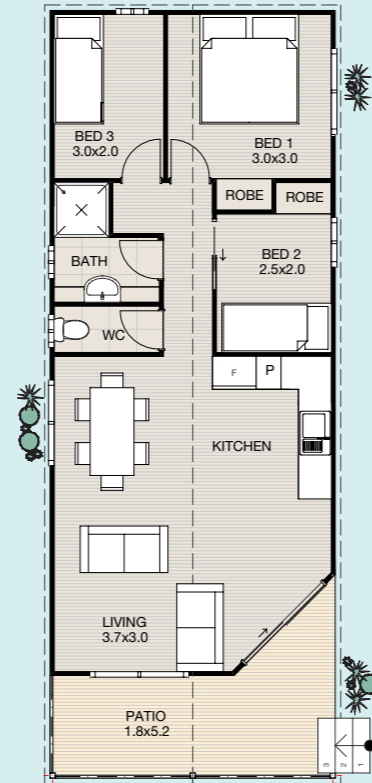
Our business has been supplying homes for over 30 years. We have a dedicated design and sales team situated at our display centre in Heatherbrae just North of Newcastle with four homes, including one cabin, on display.

Whilst we have a range of plans and facades for you to choose from, you can sit down with our in-house draftsman and put your own ideas into reality. A sample of our standard plans are below.

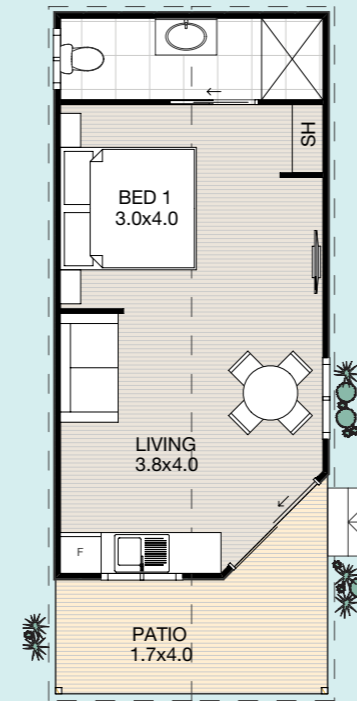
Our factory has immediate capacity, so give Damian a call today on 0409 648 650 to see how we can help.



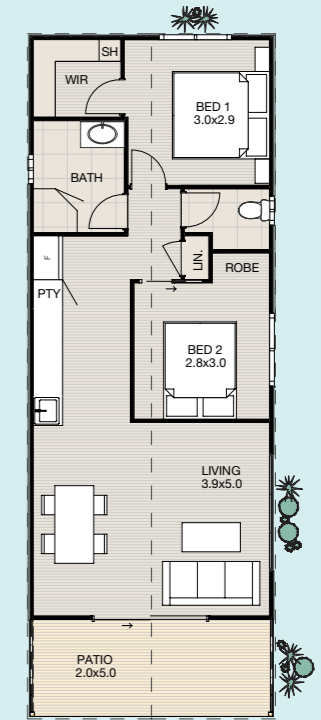
Paperbark Design
1 BED / 2 BATH - 10.0 x 4.5



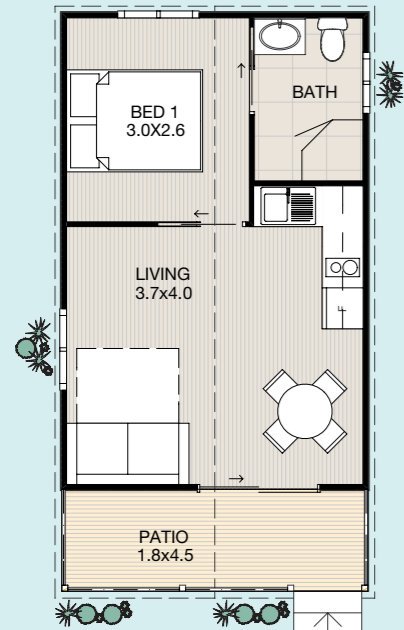
Retreat Design
3 BED / 1 BATH - 15.0 x 5.2



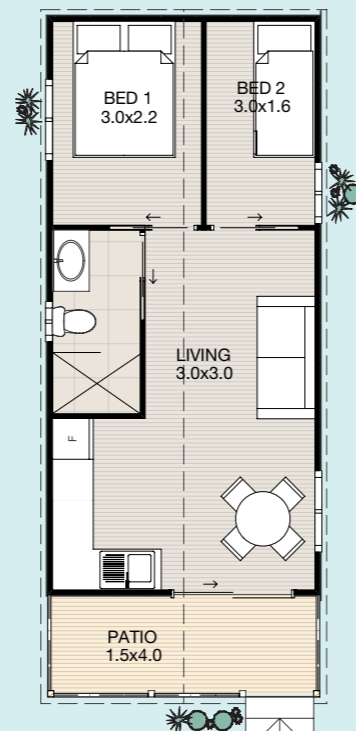
Fern Design
8.0 x 4.0



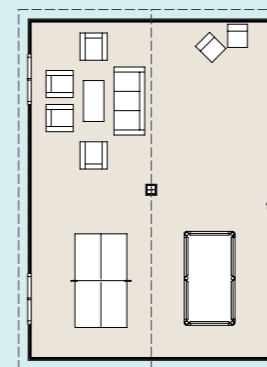
Sanctuary Design
2 BED / 1 BATH - 12.0 x 5.0



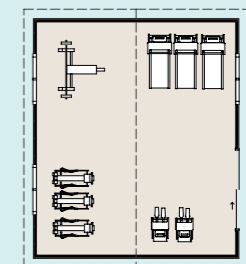
Tranquil Design
1 BED / 1 BATH - 9.0 x 4.5



Wilderness Design
2 BED / 1 BATH - 10.0 x 4.0



Games
10.2 x 7.0



Gym
5.2 x 7.0