

Bathroom, Ensuite and/or Powder Room

(as applicable to the design)

	Essentials	Elite
Laminated single colour, wall hung vanities with polymarble vanity tops as applicable.	✓	
Laminated single colour, wall hung vanities with Caesarstone bench tops (selected from our standard range) with 20mm Pencil Round edges to the vanities. Above counter basins with Alder "Soho" extended basin mixer (or equivalent).		✓
Alder "Classico, Star 35 or Milano" flick mixer tapware with standard all directional shower roses and Alder "Star" bathroom accessories as applicable.	✓	
Alder "Wish" range of accessories as applicable.		✓
Stegbar "Grange overlap" semi-frameless shower screens with clear laminated glass.	✓	✓
Full width polished edge mirrors over the vanities.	✓	
Full width polished edge mirrors over the vanities.		✓
Mechanical ventilation to Ensuite, Main Bathroom and Powder Room (if applicable) if no natural ventilation is available.	✓	✓
One (1) x 3 in 1 Fan, light, heater combo to Ensuite.	✓	✓
Stylus "Basis" 1525mm or 1675mm (as applicable) acrylic bath to the main bathroom.	✓	✓
Fienza "Stella" Close coupled toilet suites.	✓	
Fienza "Isabella" back to wall toilet Suite.		✓



Laundry

	Essentials	Elite
Raymor "Projix" 45L Laundry Tub & Cabinet.	✓	
Fully laminated laundry Floor cupboard/s and matching length overhead cupboard/s including a fully laminated bench top with 8 x 8mm radius edges, a 45 litre stainless steel drop in laundry tub with rinse by-pass, laminated doors with PVC edges and high quality metal hinges. Tiled splashback between floor and overhead cupboards only. Choice of colours.		✓
Hot and cold washing machine connections.	✓	✓
Alder "Classico" flick mixer chrome tapware.	✓	✓

Wall and Floor Tiles

	Essentials	Elite
Bathroom tiles selected from our "standard colourboard" range. Floor tiles, wall tiles 2000mm high to the shower recesses, 1200mm high over the bath and a skirting tile to the balance of the perimeter walls. <i>Note: Separate WC and vanity area walls include a skirting tile only. Laundry: Tiled floor and skirting tile to the balance of the perimeter walls and a 450mm high splashback to the laundry tub as applicable.</i>	✓	
Bathroom tiles selected from our "Gold" range to cornice height to all perimeter walls of Ensuite and Main bathrooms only (excludes additional bathrooms and powder rooms). <i>Note: Separate WC and vanity area walls include a skirting tile only. Laundry: - Tiled floor and skirting tile to the balance of the perimeter walls and a 450mm high splashback to the laundry tub as applicable.</i>		✓

Electrical

	Essentials	Elite
Generous allowance of light points and double power points throughout the home with single power points to the rangehood & the fridge space as applicable.	✓	✓
One (1) x digital ready free to air TV point to the family room (or equivalent room).	✓	✓
One (1) x telephone point to the kitchen.	✓	✓
Leading edge safety and security of earth leakage circuit breakers.	✓	✓
Provision only for NBN connection.	✓	✓
Two (2) x smoke detectors, hard wired with battery backup to AS3786 Smoke Alarms.	✓	✓



Quality Inclusions 2024

ESSENTIALS AND ELITE



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Based on the price list dated 01/01/2024. In the interest of offering the most refined product, we reserve the right to change plans, materials and specifications at any time without notice. The images in this brochure are for illustration purposes only. Buyers are advised to discuss inclusions with sales staff.



*Standard Site Costs are based on a standard block of vacant land & an even cut & fill & assumes that all services are located within the property boundaries. The basic price includes a concrete pump for the concrete slab, underground single phase electrical connection, standard gas connection to the home, compliance with the standard requirements of "BASIX" including the supply & installation of an above ground rainwater storage tank up to 3000 litres in capacity or connection to the recycled water system (as applicable), piercing of footings to even bearing, sediment control barriers, temporary access driveways, temporary construction fencing & scaffolding &/or roof guardrail as required by SafeWork NSW.

Note:- Any additional work required to achieve the water &/or energy ratings, the importation of additional site filling &/or the removal of surplus spoil, travel allowance, area loading for concrete, site access & materials handling charges, the removal of grass, vegetation & trees (including stumps) within the building area from site, excavation in rock, hydraulic engineer's details &/or the supply & installation of on-site detention systems, sewer peg-outs &/or temporary footpath protection & the like have not been allowed for & if required will be charged to the client as an extra.

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Miscellaneous

	Essentials	Elite
Free site inspection and tender.	✓	✓
Free colour consultation service.	✓	✓
180 day fixed price tender.	✓	✓
6 year structural guarantee.	✓	✓
6 months maintenance warranty (<i>twice the industry standard</i>).	✓	✓
Contour survey and bore hole test, peg out survey and identification survey.	✓	✓
Preparation of architectural drawings, specifications and structural engineer's drawings.	✓	✓
Payment of Development Application/CDC and Construction Certificate fees, Sydney Water building fees, Home Building Compensation and Long Service Leave Levy Contributions.	✓	✓
Construction All-Risk Insurance and Public Liability Insurance.	✓	✓
Termite protection to the perimeter cavity walls of the home in accordance with AS3660-1 Termite Management including approved collars to the internal pipe penetrations.	✓	✓
H1 or M class slab. N20, N25 and N32 Concrete as required. Concrete Note: Jandson Homes will supply the required class concrete slab to suit the site conditions up to H1 class. If a higher class is required it will be at the purchaser's expense.	✓	✓
Frames and trusses designed to suit an "N2" wind classification.	✓	✓
Termite Resistant timber frames.	✓	✓
*Standard site costs (<i>see foot note for full description</i>).	✓	✓

External

	Essentials	Elite
Brick veneer or lightweight cladding construction to the external perimeter walls as applicable.	✓	✓
Bricks from Austral "Everyday Life" or PGH "Dark and Stormy" range.	✓	✓
Wide selection of bricks from the Austral range based on our standard "Premium" selection.	✓	✓
Natural Mortar.	✓	✓
Natural, Off white or Cream Mortar.	✓	✓
Wide selection of concrete roof tiles from the Bristle "Designer" range or the Lutum "Macquarie" range.	✓	✓
Wide selection of concrete roof tiles from the Bristle "Classic or Designer" ranges. Or the Lutum "Macquarie or Contour" ranges.	✓	✓
Powder coated aluminium sliding windows and glass sliding doors including keyed window locks and sliding doors locks. Choice of colours from our standard range.	✓	✓
Obscure glazing to the main bathroom, the ensuite and the powder room windows as applicable.	✓	✓
Meranti timber entry frame. Clear glazing to sidelight if applicable to the design.	✓	✓
Colorbond fascia, Quad gutter and downpipes. Choice of colour from the standard Colorbond range. Note: Homes with above ground rainwater storage tanks include 90mm UPVC downpipes.	✓	✓
Sectional overhead garage doors to the front elevation of the home as applicable.	✓	✓
Two (2) x external garden taps.	✓	✓
Rinnai "B26LTREXNAT 50D" continuous flow gas hot water service. Note: If gas is not available to site, an alternate, energy efficient hot water service (other than a standard electric hot water service) may be required to satisfy BASIX.	✓	✓

Internal

	Essentials	Elite
Heavy duty sarking plus two (2) x Edmonds Supavents or equivalent.	✓	✓
2440mm (nominal) high ceilings.	✓	✓
2550mm (nominal) high ceilings to ground floor only.	✓	✓
"Cove" 90mm cornice throughout the home.	✓	✓
Choose from CSR "Inspirations" or "Contemporary" range of decorative cornice to the formal living areas (depending on the design) and "Cove" 90mm cornice to the balance.	✓	✓
CSR "Gyprock" plasterboard linings to the walls and ceilings throughout the home, 6mm fibre cement linings to the main bathroom and the ensuite and WaterShield plasterboard linings to the separate vanity/WC areas, the laundry and the kitchen as applicable.	✓	✓
Corinthian "Urban" (or equivalent) 2040 x 820 x 40mm (as applicable) front entry door with a paint finish.	✓	✓
Corinthian "Madison" or "Slimite" (or equivalent) 2040 x 920 x 40mm (as applicable) front entry door with clear glazing and a paint finish.	✓	✓
Corinthian "Redicote Flush" internal feature doors for a paint finish.	✓	✓
Corinthian "Motive" or "Deco" (or equivalent) internal feature doors for a paint finish.	✓	✓
Cushioned doors stops to the hinged doors throughout the home to protect the walls.	✓	✓
68 x 18mm (nominal finished size) "Splay" profile FJP timber skirting and timber architraves (for a paint finish) throughout the home.	✓	✓
92 x 19mm (nominal finished size) FJP timber skirting and 68 x 19mm architraves (for a paint finish) throughout the home. Choice of profile.	✓	✓
Gainsborough "8901ANG Trilock" (or equivalent) entrance set to the front entry door. Choice of colours.	✓	✓
Gainsborough "Allure 8905ALLSS Trilock" (or equivalent) entrance set to the front entry door. Choice of colours.	✓	✓
Gainsborough "Contractor 100 Series" internal lever door furniture.	✓	✓
Gainsborough internal lever door furniture selected from our "Premium" range. Choice of colour and style.	✓	✓
Vinyl sliding doors to the built in wardrobes.	✓	✓
Mirrored sliding doors to the built in wardrobes. Choice of frame colour for sliding mirrored doors.	✓	✓
White Melamine shelving system to the linen cupboards, the walk in wardrobes and the built in wardrobes as applicable.	✓	✓
Bradford R2.0 insulation batts to the external cavity walls of the home and R4.1 insulation batts to the ceilings of the living areas under the roof tiles (excludes the garage).	✓	✓
Washable acrylic paint (3-coat system) to the internal walls, "White" ceilings and gloss painted internal joinery. Choice of one (1) colour for internal walls.	✓	✓
One (1) x internal gas bayonet point. Note: Subject to gas availability.	✓	✓
Timber internal staircase (for a paint finish) with MDF treads and risers to our two-storey designs. Includes wood or black iron balusters.	✓	✓

Kitchen

	Essentials	Elite
Quality fully laminated kitchen including 20mm Caesarstone benchtops chosen from our "Classic" range (excludes "waterfall" end panels) with laminated cupboard doors with PVC edges, high quality metal hinges and easy glide metal runners for strength and durability. Soft close drawers. Choice of colour from our "Standard" range. Four (4) white melamine shelves to walk in pantry as applicable to the design.	✓	✓
Quality fully laminated kitchen including 20mm Caesarstone benchtops chosen from the "Deluxe" range (excludes "waterfall" end panels) with laminated cupboard doors with PVC edges, high quality metal hinges and easy glide metal runners for strength and durability. Soft close drawers. Choice of colour from our "Premium" range. Walk in pantry (as applicable to the design) includes over and under open shelves with laminated benchtop. Choice of colours.	✓	✓
Choice of designer kitchen door handles selected from our "Standard" range.	✓	✓
Choice of designer kitchen door handles selected from our "Premium" range.	✓	✓
Matching colour or black kickboards.	✓	✓
Inalto "ICG6F" (or equivalent) stainless steel gas cooktop.	✓	✓
Inalto "IO64M.1" (or equivalent) black glass and stainless steel oven.	✓	✓
Inalto "ASL60DR2S" (or equivalent) recirculating rangehood.	✓	✓
Inalto "IU9EGB" (or equivalent) freestanding cooker OR Inalto "IO90XLI0T" stainless steel oven + "ICG905W" cooktop (or equivalent).	✓	✓
Inalto "IUM90" Undermount OR Inalto "IRC90S" Canopy (or equivalent) rangehood ducted externally.	✓	✓
1.5 bowls stainless steel sink with Alder "Kali" sink mixer or equivalent	✓	✓
Stainless steel undermount sink and an Alder "Nuova Calare" chrome sink mixer.	✓	✓
Tiled splashbacks selected from our "standard colourboard" selection to the underside of the overhead cupboards.	✓	✓
Tiled splashbacks selected from our "Gold" selection to the underside of the overhead cupboards.	✓	✓
Dishwasher space (including plumbing and electrical connections) for a future dishwasher.	✓	✓



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