



Premium Inclusions

**HERMITAGE** HOMES

# WHY HERMITAGE HOMES?

## HONESTY & INTEGRITY

Many builders claim to be open and honest but we commit to it. We are not in the business of running misleading promotions to generate leads, nor are we interested in pushing clients into something they don't want. We simply deliver on our promises.

## PERSONALISED SERVICE

We pride ourselves on providing exceptional customer service. At Hermitage clients are much more than a number which is why we assign you your own consultant for the duration of the project. One person to speak to, one number to call.

## COMMUNICATION

We understand clients like to be informed regarding the progress of their new home. Our customer support system is designed to automatically update clients via phone, sms or email at regular intervals throughout the pre-site and construction process.



“I inspect hundreds of new homes every year so when it came to building my own home I chose the best, Hermitage Homes”

Rod Mead, Manager - Blueprint Property Inspections

# the answer is simple



## **FLEXIBILITY**

We understand that clients want to tailor their homes to suit their individual needs. Not only do we allow clients to modify our existing designs we support clients who want to fully customise their home. Our qualified design team work with you to create your dream home.

## **RELIABILITY**

To deliver a degree of certainty to our clients we provide them with a guaranteed site start date\* and a guaranteed build completion date†. By limiting our site starts we are able to manage the construction process and allow clients to plan their busy lives with comfort.

## **SUPERIOR QUALITY**

Who do the building inspectors use to build their own homes? When you consider we provide clients with a 7 year structural guarantee, truly independent inspections, extended 6 month maintenance, accredited trades and market leading construction techniques the answer is simple.

**HERMITAGE HOMES.**

# Premium Inclusions



## Electrical

- Gas ducted heating with programmable thermostat
- Single power points to fridge, dishwasher & rangehood
- Double power points to remainder of home
- Television points positioned by you x 2
- External light points positioned by you x 2
- Waterproof (external) power point x 1
- Hardwired smoke detectors with battery backup
- Safety switch to meter box
- Specialist electrical consultation

## Internal Fixtures & Finishes

- 2590mm high ceilings to single storey homes
- 2590mm high ceilings to ground floor of double storey homes
- 75mm scotia cornice
- Choice of 67mm skirting boards and architraves
- 2040mm high flush panel internal doors
- Selection of lever door handles to internal doors and cupboard doors
- Flush panel hinged doors to robes
- Melamine shelf with hanging rail to bedroom robes
- Melamine shelving (set of 4) to master WIR
- Three coats of paint to internal walls
- Full gloss enamel paint to skirting boards and architraves
- Flush panel internal access door from garage

## External Fixtures & Finishes

- Extensive range of bricks and roof tiles
- Colorbond fascia, gutter and downpipes
- Choice of front entry door with clear glass inserts
- Double cylinder deadlock to front entry door
- Architectural styled aluminium windows with locks
- Choice of sectional overhead garage door with remote control
- Garden taps to front and rear of home
- Flush panel external access door from garage

## Energy Efficiency

- Continuous flow gas boosted solar hot water service
- Five Star energy rating on any orientation
- Five Star exhaust fans positioned above all showers
- Energy efficient light globes & shades to batten holders

## Quality

- Brick infills above windows to front façade and garage
- Plaster lined ceiling to portico and outdoor living
- Engineered roof trusses
- Engineered M class concrete waffle slab
- Two part termite treatment in accordance with Aust. Standard AS 3660
- Independent quality inspection above industry standard
- Six month extended homecare warranty period
- Concrete floor to portico and outdoor living area poured as part of slab
- Concrete floor to garage poured as part of slab

## On Site

- Building permit inclusive of fees, working drawings & specifications
- Site analysis including soil test, survey plan and property information
- Site and service connections for allotments up to 650sqm
- Up to 300mm of fall over the building area and 6m set back

## Kitchen

900mm stainless steel freestanding upright cooker  
 900mm stainless steel canopy rangehood  
 Choice of low iron glass or Category 3 tiled splashback  
 Designer double bowl stainless steel sink  
 Deluxe chrome sink mixer tap  
 Choice of designer handles  
 Melamine shelving to pantry x 4  
 Choice of laminate colours for cabinetry and benchtops  
 Single set of large pot drawers

## Bathroom

Choice of vitreous china inset basins  
 Extra height semi-frameless shower screen with clear glass  
 Tiled shower base  
 Vitreous china closed coupled toilet suite  
 Deluxe chrome sink mixer taps  
 Deluxe chrome four function hand held outlet on slide rail  
 Designer acrylic bath (size as per plan)  
 Chrome towel rail and toilet roll holder  
 Polished edge mirror to full width of vanity  
 Choice of laminate colours for cabinetry and benchtops  
 Choice of designer handles  
 Selection of Category 2 floor tiles with tiled skirtings  
 Selection of Category 2 wall tiles  
 Choice of clear or obscure glazing to windows

## Ensuite

Choice of vitreous china inset basins  
 Extra height semi-frameless shower screen  
 Tiled shower base  
 Vitreous china closed coupled toilet suite  
 Deluxe chrome sink mixer taps  
 Deluxe chrome four function hand held outlet on slide rail  
 Chrome towel rail and toilet roll holder  
 Polished edge mirror to full width of vanity  
 Choice of laminate colours for cabinetry and benchtops  
 Choice of designer handles  
 Selection of Category 2 floor tiles with tiled skirtings  
 Selection of Category 2 wall tiles  
 Choice of clear or obscure glazing to windows

## Laundry

Deluxe chrome sink mixer tap  
 Stainless steel inset trough to laminate cabinetry and benchtop  
 Choice of laminate colours for cabinetry and benchtops  
 Choice of designer handles  
 Selection of Category 2 floor tiles with tiled skirtings  
 Selection of Category 2 wall tiles  
 Concealed washing machine connection



**HERMITAGEHOMES.COM.AU**

Pictures are for illustrative purposes only and not necessarily representative of our standard inclusions. Hermitage Homes reserves the right to substitute or change the inclusions set above for all homes without notice. Inclusions effective as at 1st October 2010.

<sup>†</sup>Guaranteed site start date is subject to land title and finance availability. <sup>‡</sup>Guaranteed build completion date applies to Rapid and Standard process only.