

INDULGENCE

Quality Inclusions



 BT Homes

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The Indulgence External look



a: BT Homes Indulgence range offers a selection of an extensive range of bricks from the PGH & Boral product ranges
Over 60 different bricks to choose from

b: Choice of colorbond roof or concrete roof tiles

c: Panelift garage door with motor and 3 remotes

d: Coloured concrete driveway (Allowance 70m2)

e: Colorbond fascia and gutter

f: Letter box - select from BT Homes standard range of letterboxes

g: 820mm Entry door from Hume Savoy range - stained timber

h: Lane corvan entrance set





i: 350mm brick piers to front porch

j: Aluminium sliding windows and doors
(Note: style and glazing options available - POA)

k: Gyprock ceiling with eave bulk head to alfresco & porch

l: Colorbond downpipes

m: Painted timber posts with fed trim to alfresco



n: Rotary or fold down clothesline with coloured concrete clothesline path (allowance 15m2)



o: 2 x twin flood lights with sensors

p: LED Downlights to alfresco and porch



The Indulgence Kitchen

As the hub of the house, the kitchen is often considered the most important part of the home. It is a place where family and friends gather and chat while cooking together. With endless style options it is easy to make your kitchen match your unique look and functionality.



a: 20mm stone benchtop - smart stone blue range offers a large colour selection

b: Tiled splashback to be selected from the Indulgence range tiles



c: Westinghouse 90cm dual fuel freestanding gas Oven/cooktop

d: Westinghouse dishwasher

e: Hafele 90cm canopy rangehood - choice of stainless or glass

f: Stainless steel 1 ¼ bowl sink with single drainer

g: Lachlan swivel sink mixer





h: bulk head to overhead cupboards

i: Brushed aluminium kickboards



The Indulgence Bathroom



a: Tiled wall niche to each shower with square tile trim

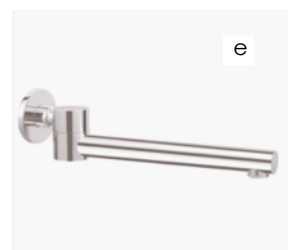
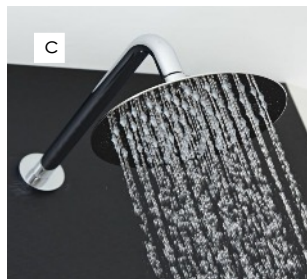
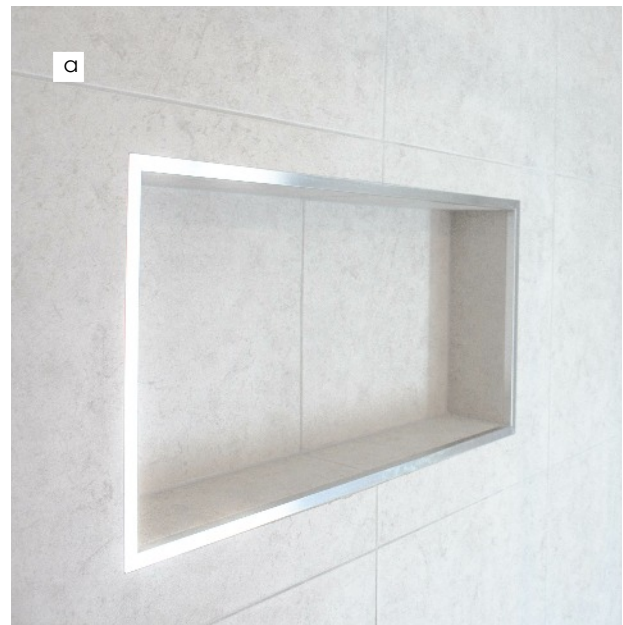
b: Freestanding bath - 4 bath options to select from

c: 200mm round rain shower head

d: Lachlan toilet suites, BTW, close coupled, soft close

e: Lachlan Swivel bath spout

f: Lachlan wall mixer



g: Goulburn toilet roll holder

h: Goulburn double towel rail

i: Goulburn guest towel ring

j: Den wall hung single bowl vanity - sizes plan specific - stone top with vessel bowl
Sleek modern design with no handles



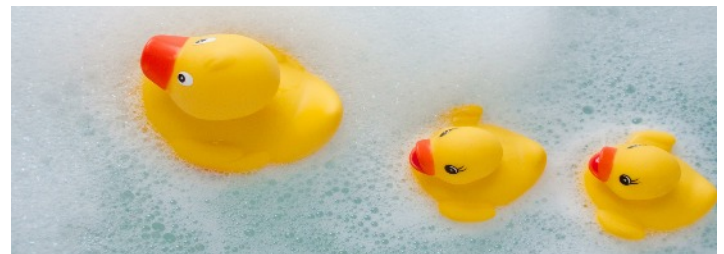
k: 3 in 1 Heat/Light/Fan

l: Semi frameless glass shower screens with pivot doors and clear glass
Available in Bright silver, Brushed silver, Black or White

m: 100mm Square tile insert floor wastes

n: Polished edge mirror
900mm high and width of vanity

o: Tiled walls and floor, shower recessed in slab
Waterproofing to wall & floor junctions & shower recess
Wall tiles to 2.1m in shower, 1.2m to remaining walls
Tiles selected from the Indulgence range



The Indulgence Laundry



a: 45L stainless steel tub

b: Goulburn guest towel ring

c: Goulburn sink mixer

d: Washing machine taps - hidden below tub

e: Space for washing machine with the option of either underbench or open space for top load machines

f: Tiled splashback 600mm high

g: Skirting tiles 300mm high to walls



h: XF3 external door with clear or frosted glass



The Indulgence Flooring



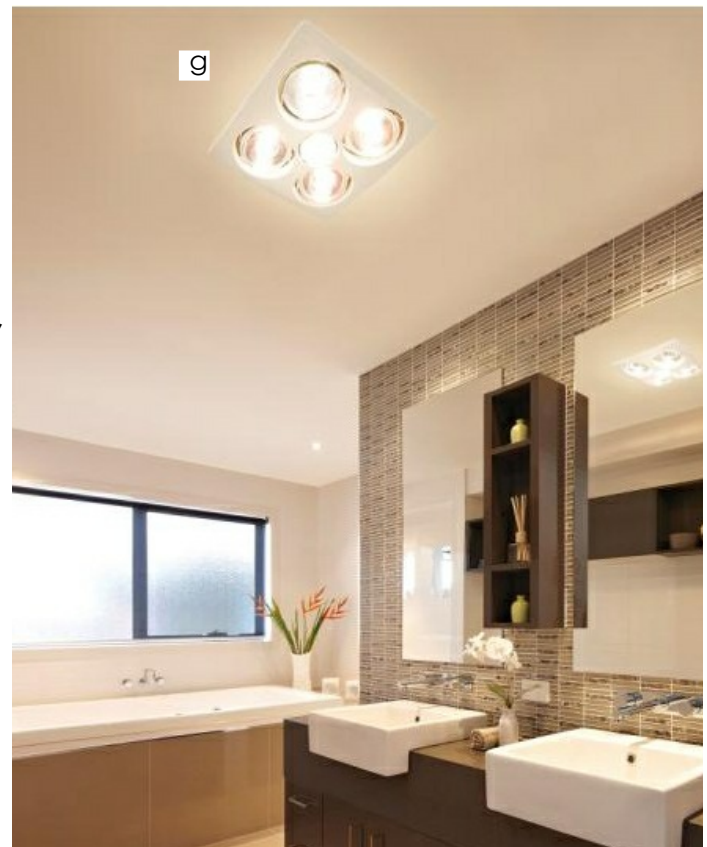
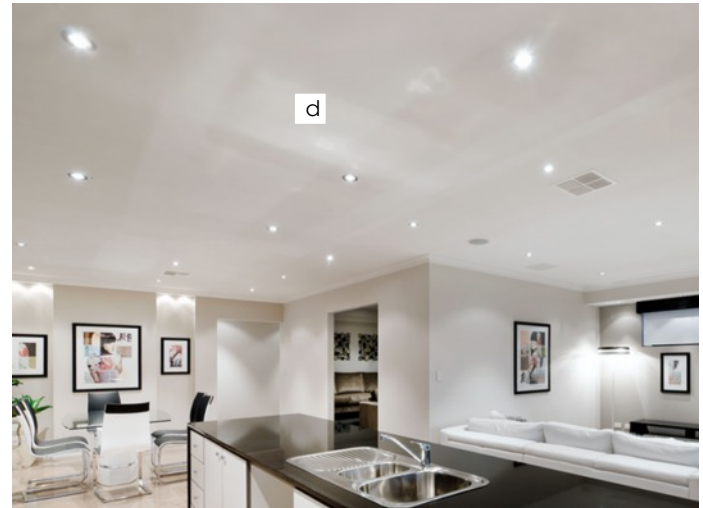
- a: **Carpet** - Godfrey Hirst Penny Lane range carpet
Or Redbook Ceduna range carpeted
- large selection of colours available



- b: **Vinyl flooring** - hard wearing and versatile Karndean
Van Gogh range with the option of Timber look
vinyl planks - large selection of colours available



The Indulgence Electrical



a: Two double power points to each room including garage, with extra double power point included to master bedroom, and kitchen

b: Single power point provision for fixed appliances and garage door opener,

c: Weatherproof power points - single provision for hot Water system - Double power point to alfresco

d: LED downlights to Entry, Living, Dining, Kitchen areas - Bayonet light points to remaining areas as required

e: Provision for TV point to each living area and Bed 1

f: Provision for one telephone point

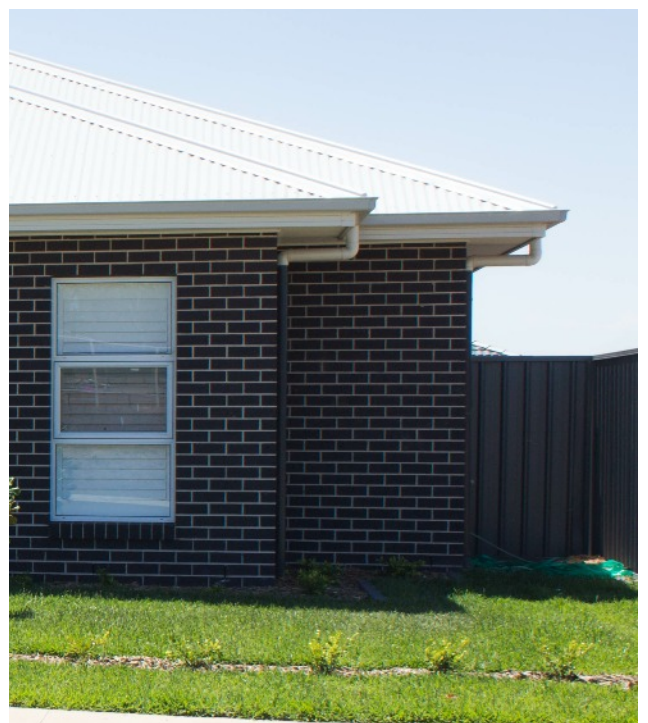
g: 3 in 1 (fan/light/heat) to each bathroom

h: Smoke detectors hardwired as per the Australian Building Code

The Indulgence Connections

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- a: Water - 20mm water connection to Orange City Council water supply inclusive of water meter and recycled water Supply
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- b: Storm water - connection to front kerb and gutter or existing easement
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- c: Sewer - connection provided from new dwelling to Council sewer
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- d: Gas - connection to natural gas with connection points Included for hot water unit, cooktop, and bayonet point to Alfresco for BBQ
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- e: Power - Single phase connection including meter box and circuit breakers, conduit and draw wire for telephone connection (*Telephone connection by owner*)
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- f: Hot water: 26L Instantaneous gas hot water system with recess box
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Note: Connections included are provisional allowances only based on an average residential block in Orange and will need to be quoted specific to your land and specific requirements



The Indulgence Storage



a: All robes fitted with white painted MDF shelving, hat shelf and hanging rail - sizing is plan specific

b: Walk in linen and/or pantry with white painted MDF shelving banks
Note: applicable plans only

c: Smart robe sliding doors to all standard robes and linens to maximise on space within rooms

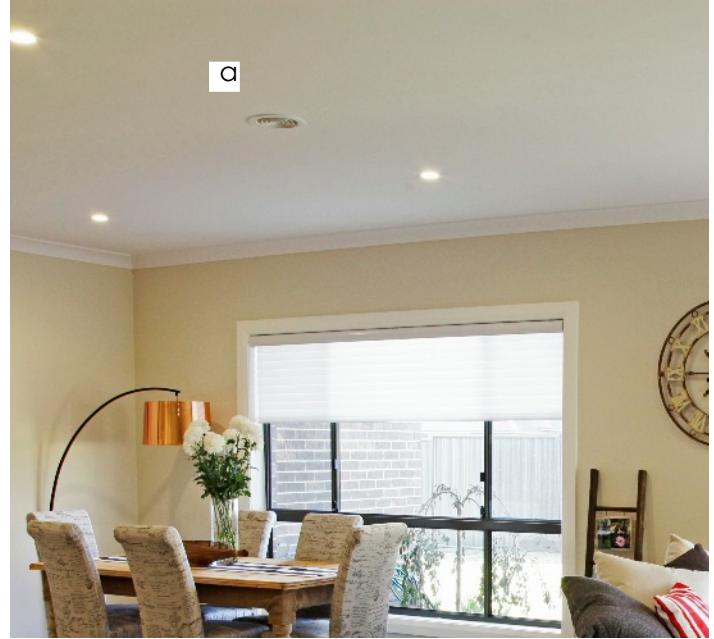
The Indulgence Thermal Comfort

a: Heating/Cooling: Ducted gas heating throughout
4 star unit with 2 zones

b: Windows: Single glazed aluminium sliding windows
and sliding doors with flyscreens

c: Insulation: R3.5 glasswool ceiling insulation to all roof
Areas (excluding Verandah/Porch/Alfresco & Garage)
R2 glasswool wall insulation to external walls

d: Eaves: 450mm wide eaves - subject to design restrictions



The Indulgence Internal

- a: Walls: 10mm gyprock walls and ceiling, 6mm Villaboard to walls of wet areas
- b: Cornice: 90mm plaster cove cornice through
- c: Skirting & Architrave: 90mm splayed ezitrim skirting and architrave throughout
- d: Internal doors: Moulded Panel range doors throughout sizes as specified on plan
- e: Painting: Sealer and 2 coats to plasterboard and FC linings, Enamel paintwork to doors, skirting and architraves
- e: Door stops: White cushion door stops to all swinging doors
- e: Painting: Sealer and 2 coats to plasterboard and FC linings, Enamel paintwork to doors, skirting and architraves



The Indulgence General

- a: Termite: physical termite barrier to perimeters and all pipe penetration. Treated frames and trusses
- b: Frames and trusses: 90mm timber stud walls at a standard 2.4m ceiling height, roof trusses at 600mm centres with a 25 degree roof pitch
- c: Concrete slab to suit 'M' soil class with 25mpa concrete and up to SL82 steel mesh to comply with Australian standards AS2870 - subject to soil class
- d: Home Maintenance: Maintenance period of three Months following completion of build

The Indulgence Council

- a: Plans: Full set of plans drafted for council submission
Free design service if an individual design is required
(Preliminary deposit may be required)

- b: Contract: Fixed price building contract

- c: Insurance: Home Building Compensation Fund,
Public liability and Contract works insurances included

- d: Engineering: Structural details, certified frame and roof trusses, W33/N2 wind loading design, soil test

- e: Surveying: Contour survey to determine levels and house pegout by qualified surveyors

- f: Colour consultation service included with full selection process to ensure your home is built to your specific colour choices and options

- h: Basix: Energy efficiency report included



For more information please ask one of our friendly team
or go to bthomes.com.au

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This list of inclusions may vary due to differences in individual house designs.
BT Homes reserves the right to modify inclusions and specifications without notice due to changes in suppliers and products