

COMFORT INCLUSIONS

DIXON HOMES

General

Slab and thickenings to "S Class" site including concrete pump for slab
Earthworks by cut and fill to 600mm cross fall over house pad including compaction report
Engineer certified Soil test, Foundation and building design, and Wind-rating certificate
Contour survey and set-out by licensed Surveyor (not including reinstatement of boundary pegs)
Plans, inspections and certificates – approved by independent Building Certifier
Built to C1 (cyclonic) wind rating
Termite resistant building materials to structural elements including frame and trusses
R2.0 Ceiling Insulation to internal living areas (excl garage)
Construction site clean and removal of building waste material
Single Phase Power, Water, Stormwater & Sewerage up to 6mtr setback on 600 m2 block
All standard Council applications, permits and fees incl water meter installation

Entrance

Corinthian Exclusive Dixon PTAM 870mm Solid Main Entry Door
Corinthian fixed clear glass sidelight in frame
Stainless Steel Lockset to front, back and internal garage door
Raven weather seals to external hinged doors

External

2 coat Finish Render on 200 series – 2100mm head height - 2600 high external walls
Dulux Trade Exterior 2 coat paint system
Colorbond Custom Orb Roofing at 20 degrees with 450mm overhang
Colorbond Squareline Gutters and Fascias c/w 90mm PVC downpipes
Steel-line Colorbond 2400mm Manual Roller Door – Single or Dual as per plan.
Powder coated aluminium windows and sliding doors with Clear Glass to windows and sliding doors,
Obscure glass to Bathrooms, Ensuite and WC
Garden taps to front and rear

Internal

CSR Gyprock lined walls (except garage) with Dulux Trade Internal 2 coat paint system
CSR Gyprock ceiling (except Patio) with 90mm Cove Cornice in Dulux Flat White
Corinthian Readicote (Flush) internal doors
Satin Stainless Knob sets – privacy to Bed 1, WC's and Bathroom
Door stops and catches to all internal doors
68mm Skirting with 42mm Architrave finished in gloss enamel
Timber sills to all windows painted in gloss enamel
Bedroom Robes fitted with Readicote (Flush) Swing Doors and Ventilated shelving
Linen Cupboard fitted with Readicote (Flush) Swing Doors and Ventilated shelving
Slab finish to suit Tiles or Carpet over underlay (except two storey)

Kitchen & Appliances

Technika Bellissimo TB60FSS 600mm Stainless Steel Underbench Oven
Technika Bellissimo TB64ESS 600mm 4 Solid Element Cooktop
Rolled Edge Kitchen Benchtop in select builders range.
Colorpanel cupboard doors and set of 4 drawers (600mm wide)
Fully lined white melamine cupboard shelves
Dishwasher provision including electrical and water connection
Kitchen cabinet handles from Standard range
1 2/3 bowl stainless steel kitchen sink with drainer
Chrome mixer tapware to kitchen sink

Bathroom, Ensuite, WC and Laundry

Pre-built vanities (up to 1500mm double)
Aluminium framed mirrors to width of vanity
1525mm white acrylic bath
Clear glass shower screens with aluminium frame and pivot doors
Dual Flush Plastic Toilet Suites
Bathroom accessories incl Double towel rails and Toilet roll holders
Poly 45ltr Laundry Tub and Cabinet
Chrome mixer tapware to Bathroom, Ensuite and Laundry Tub
Ceramic wet area floor & wall tiles from builder's "Comfort" Tile Boards
Ceramic soap holders to showers

Electrical

Q10 Meterbox with 24 Din Rail Mounting
Earth leakage circuit breakers
Smoke detectors 240v hard wired, linked and including battery backup
White Energy Efficient Fluorescent Downlights
Double power points as per plan
Single power points to appliances
1 TV point (cable to roof space) & 1 Phone point
Electric 250ltr Hot Water System

For Your Peace of Mind

Debt Free Builder
Locally Owned & Operated
Quality Assured Business ISO 9001:2008
Supported by the Dixon Homes Building Group
Colour Consultant to assist with your colour selections
Dixon Homes Residential Home Building Agreement (no rise or fall)
Building Services Authority (BSA) Building Construction Insurance
Contractors all risk insurance
6 Year Structural Warranty
Sub-contractor Portable long service levy
12 month Builders Maintenance Period

Initial: _____ Date: _____

VALUE INCLUSIONS

DIXON HOMES

General

Slab and Thickenings (25 MPa) to "S Class" Site including Concrete Pump
Earthworks by 'Cut and Fill' to 600mm Cross Fall Over House Pad incl Compaction Report
Engineer Certified Soil Test, Foundation and Building Design, and Wind-Rating Certificate
Contour Survey and Setout by Licensed Surveyor (not including reinstatement of boundary pegs)
Plans, Inspections and Certificates – Approved by Independent Building Certifier
Built to C1 Cyclonic Wind Rating
Termite Resistant building materials to structural elements including frame and trusses
R2.5 Ceiling Insulation to internal living areas (excl garage) & rear patio if applicable
Construction site clean and removal of building waste material
Water, Stormwater & Sewerage up to 6mtr setback on 600 m2 block
All standard Council applications, permits and fees incl water meter installation

Entrance

Corinthian Exclusive Dixon PTAM 870mm Solid Main Entry Door
Corinthian fixed clear glass sidelight in frame
Gainsborough Governor lockset to front, back and internal garage door
Raven weather seals to external hinged doors

External

2 coat Finish Render on 200 series – 2100mm head height - 2600 high external walls
Dulux Professional Exterior 2 coat paint system
Colorbond Custom Orb Roofing at 20 degrees with 600mm overhang
Colorbond Squareline Gutters and Fascias c/w 90mm PVC downpipes
Steel-line Colorbond 2400mm or 4800mm Manual Roller Door as per plan.
Powder coated aluminium windows and sliding doors with Clear Glass to windows and sliding doors,
Obscure glass to Bathrooms, Ensuite and WC
Garden taps to front and rear
60m2 Exposed Aggregate Driveway
Base Porch Façade with Plain Concrete (2200 x 1000mm) 390 x 390 Columns
Plain Finish Concrete to Rear Patio as nominated

Internal

CSR Gyprock lined walls (except garage) with Dulux Professional 3 Coat interior paint system
CSR Gyprock ceiling (including Patio) with 90mm Cove Cornice in Dulux 3 coat Flat White
Corinthian Readicote (Flush) internal doors
Gainsborough Satin Stainless Knob handles – privacy to Bed 1, WC's and Bathroom
Door stops and catches to all internal doors
68mm Skirting with 42mm Architrave finished in gloss enamel
Professional Silicon skirt sealing of floor tiles
Timber sills to all windows painted in gloss enamel
Bedroom Robes fitted with Vinyl Sliding or Readicote Swing (Flush) Doors and Ventilated shelving
Linen Cupboard fitted with Vinyl Sliding or Readicote Swing (Flush) Doors and Ventilated shelving
Slab finish to suit Tiles or Carpet over underlay (except two storey)
Ceramic floor tiles to living areas from builders "Value" Tile Boards
Flat Loop Carpet to Bedrooms / Study & Upstairs on 2 Storey designs from "Value" range

Kitchen & Appliances

Technika TO56FSS 600mm Multi-Function Stainless Steel Wall Oven
Technika CFM641 600mm 4 Zone Ceramic Cooktop
Wall Oven Tower with Single Pot Drawer, Microwave Space & Overhead Cupboard
Rolled Edge Kitchen Benchtop in extensive range of Laminates
Colorpanel Cupboard Doors with PVC Edge and set of 4 drawers (600mm wide)
Fully lined white melamine cupboard shelves
Dishwasher provision including electrical and water connection
Choice of kitchen cabinet handles from Designer range
Atlantic 1080 1 2/3 bowl stainless steel kitchen sink & drainer
Armada Chrome Kitchen Sink Mixer

Bathroom, Ensuite, WC and Laundry

Pre-built vanities (up to 1500mm double)
Frameless mirrors to width of vanity
1665mm white acrylic bath
Clear glass shower screens with aluminium frame and pivot doors
Raymor Classic Porcelain Toilet Suite
Projix Stainless Steel Double Towel Rails & Toilet Roll Holders
45ltr free standing Poly Laundry Tub and Cabinet
Armada Chrome Mixer tapware to Bathroom, Ensuite and Laundry Tub
Ceramic wet area floor & wall tiles from builders "Value" Tile Boards
Ceramic soap holders to showers

Electrical

Single phase power (Underground 10m allowance / Overhead 20m allowance)
Earth leakage circuit breakers
Smoke detectors 240v hard wired, linked and including battery backup
White Energy Efficient Fluorescent Downlights
Double power points as per plan
Single power points to appliances
1 TV point (cable to roof space) & 1 Phone point
Dux Electric 250ltr Hot Water System

For Your Peace of Mind

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Quality Assured Business ISO 9001:2008
Supported by the Dixon Homes Building Group
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Dixon Homes Residential Home Building Agreement (no rise or fall)
Building Services Authority (BSA) Building Construction Insurance
Contractors all risk insurance
6 Year Structural Warranty
Sub-contractor Portable long service levy
12 month Builders Maintenance Period

Initial: _____ Date: _____

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* Some inclusions only apply if shown on plan. Dixon Homes Cairns reserves the right to alter specifications and/or substitute the make, model or type of any standard inclusion, to a product of equivalent standard, without notice. Effective September 2016

RESORT INCLUSIONS



In addition to, or in lieu of Value Inclusions –

General

- ✓ Termi-Mesh Stainless Steel Termite Protection to Slab Penetrations
- ✓ R3.0 Ceiling Insulation to internal Living areas (excluding Garage) & Rear Patio if applicable

External

- ✓ 2 Coat Smooth Finish Render on 200 Series 2600mm High External Walls
- ✓ Steel-line Colorbond Remote Slimline Panel Door - 4800mm with 3 Remotes
- ✓ Aluminium Powder Coated Windows and Sliding Doors c/w Grey Glass
- ✓ Obscure Glass to Bathroom, Ensuite and WC Windows
- ✓ Aluminium Safety Screens to Glass Sliding Windows

Internal

- ✓ Corinthian Stanford Impression Internal Doors
- ✓ Gainsborough Amelia Satin Chrome Lever Handles – Privacy to Bed 1, WC's and Bathroom
- ✓ Mirror Sliding Bedroom Robes (or Swing Doors) and Ventilated Wardrobe Shelving
- ✓ Ceramic Floor Tiles to Living Areas from Builder's 'Resort' Range
- ✓ "Resort" Carpet Range to Bedrooms/ Study, and Upstairs on 2 Storey designs incl Stairs.

Kitchen & Appliances

- ✓ Overhead Cupboards as shown on Kitchen Plan
- ✓ Projix Round Pin Handle Chrome Mixer Tapware to Kitchen Sink
- ✓ Wall Oven Tower with Twin Pot Drawers, Microwave Space & Overhead Cupboards
- ✓ Technika TO86MSS 600mm Stainless Steel Multi-Function Wall Oven
- ✓ Technika CFE641 600mm 4 Zone Touch Control Ceramic Frameless Cooktop
- ✓ Technika SL10160I 600mm Multi Speed Stainless Steel Retractable Rangehood
- ✓ Technika TDX6SS 600mm Freestanding Stainless Steel Dishwasher
- ✓ Vital 1080mm 1 ¼ Bowl Stainless Steel Sink

Bathroom, Ensuite, WC and Laundry

- ✓ Projix Chrome Plated Brass Bathroom accessories incl Double Towel Rails and Toilet Roll Holders
- ✓ Everhard 45ltr free standing Stainless Steel Laundry Tub and Poly Cabinet
- ✓ Projix Pin Handle Chrome Mixer Tapware to Bathroom, Ensuite and Laundry
- ✓ Ceramic Wet Area Floor & Wall Tiles from Builder's 'Resort' range

Electrical

- ✓ White 1200mm Ceiling Fans to all Bedrooms plus 2 for Living areas
- ✓ 3 TV points (cable to roof space) *nominate on plans*

Added Peace of Mind

- ✓ 12 Month Builder's Maintenance Period

Initial: _____ Date: _____