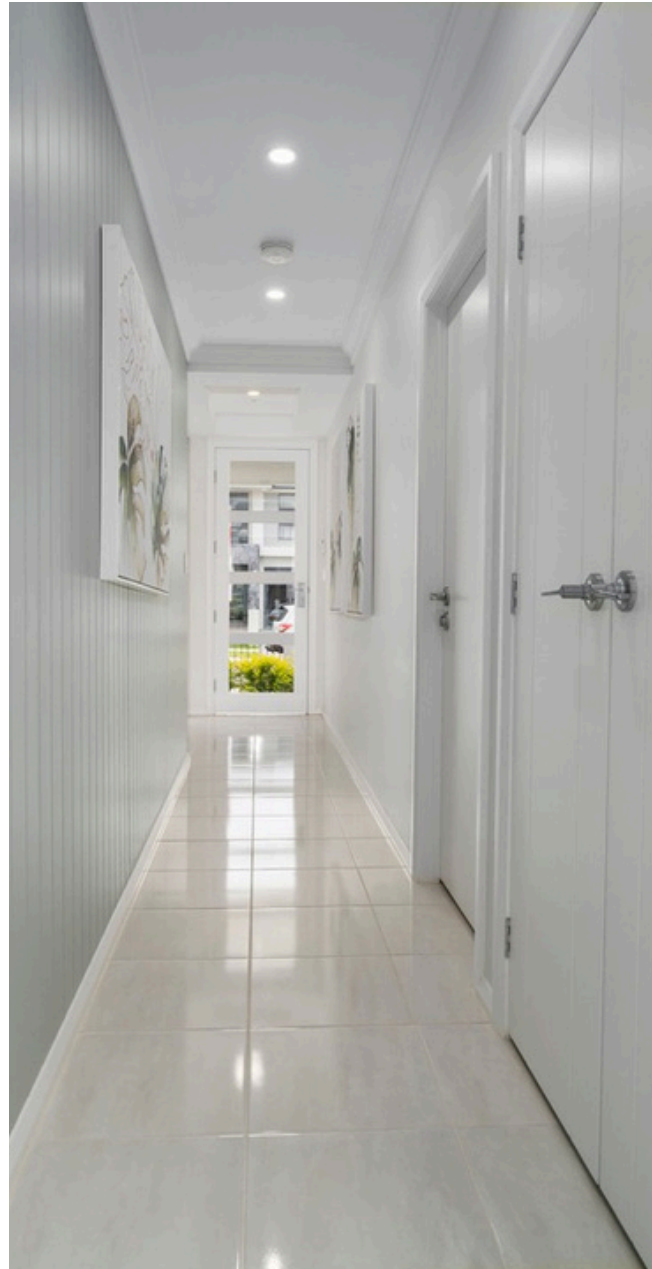


BLUETONGUE HOMES

# FINISHING TOUCHES INCLUSIONS PACK

YOUR STORY BEGINS HERE





- 1** Kitchen
- 8** Bathroom
- 13** Laundry
- 16** Internal
- 19** External
- 24** Electrical
- 26** Site
- 28** Other

BlueTongue Homes inclusions align with  
“HIA General Building Specifications”

Information correct at the time of printing .  
Subject to change without notice

*\*Some images in this brochure are illustrative only and do not necessarily represent the inclusions listed*



KITCHEN





## Cabinetry

- ✓ Polytec melamine kitchen cabinetry
- ✓ Finger pull doors & drawers or bar handles in a brushed aluminum finish
- ✓ Soft close drawers & doors to kitchen cupboards
- ✓ Plasterboard bulkhead above overhead cabinetry

## Benchtop & Tiles

- ✓ 20mm thick Crystalline Silica Free Benchtop
- ✓ Splashback tiles to underside of the overhead cabinetry

## Tapware

- ✓ Mizu Drift Kitchen Sink Mixer
- ✓ Franke Flash stainless steel kitchen sink

## Appliances

- ✓ Omega 900mm freestanding oven & cooktop or 600mm built-in oven & cooktop (Subject to design)
- ✓ Omega stainless steel canopy or slide-out rangehood
- ✓ Omega 600mm stainless steel dishwasher



# KITCHEN



Omega 900mm Freestanding Oven/Cooktop



Omega 600mm Built-in Oven

+



Omega 600mm Gas Cooktop



Omega 600mm stainless steel dishwasher



Omega 900mm Canopy Rangehood



Omega 600mm slide-out rangehood



Franke Flash Flx621 Double Bowl Sink



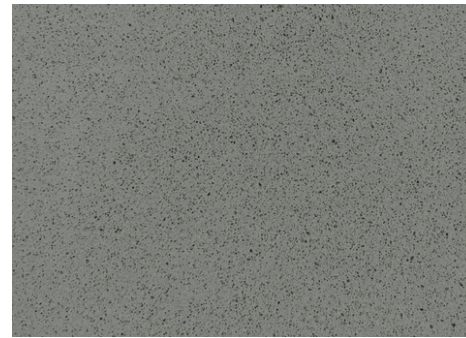
Mizu "Drift" Sink Mixer Tap



Classic White



Jasmine



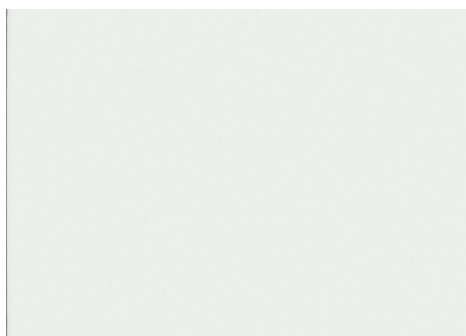
Mondo Sand



Silver Star White



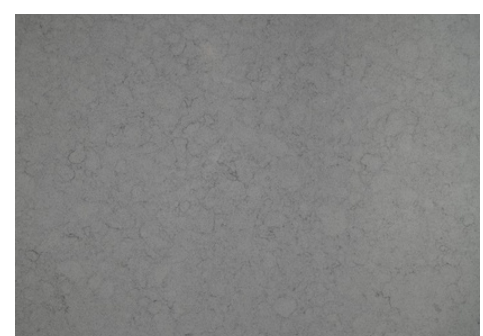
Star Burst



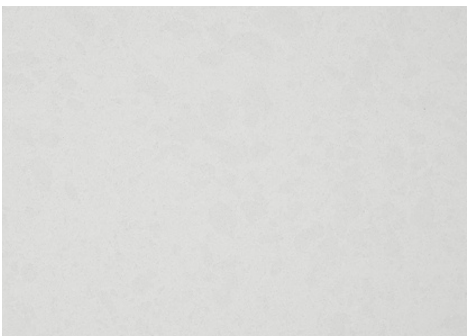
Artic White



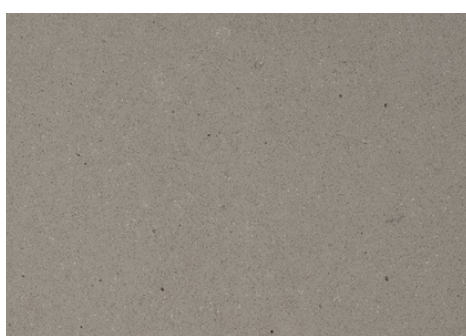
Sabia



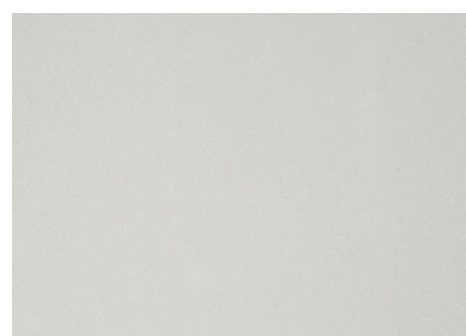
Smokey Grey



Rosemee

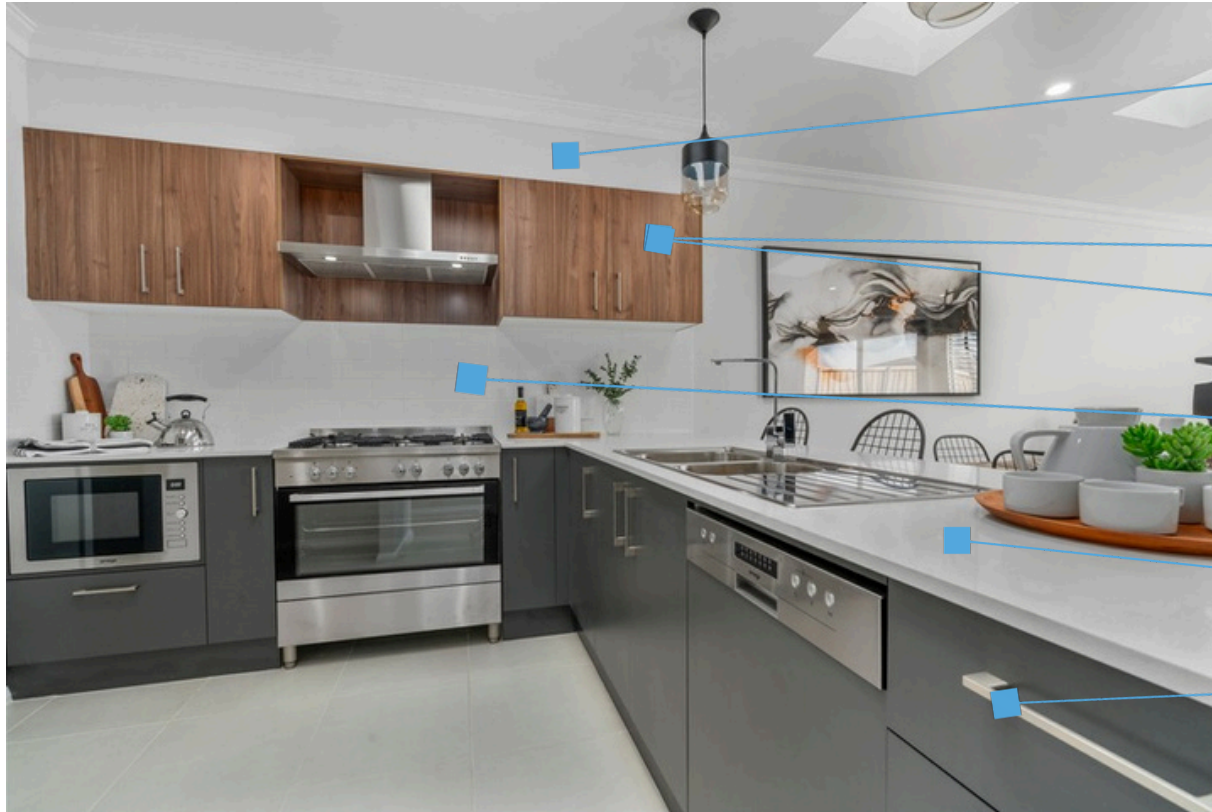


Semento



Fresco

# KITCHEN



Bulkhead above overhead cabinetry

Polytec melamine kitchen cabinetry

Soft close drawers & cupboard doors to kitchen

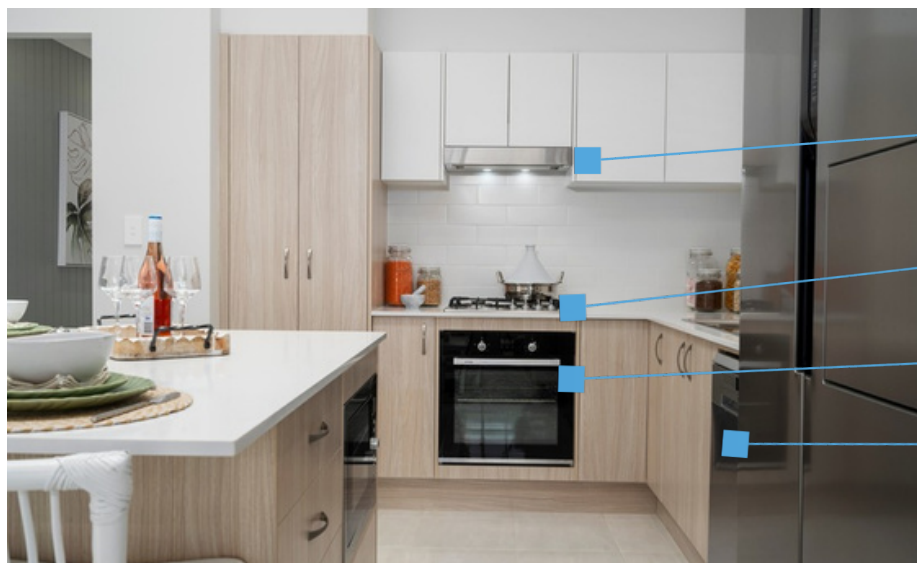
Splashback tiles to underside of the overhead cabinetry

20mm Crystalline Silica Free Benchtop

Bar handles in a brushed aluminum finish



# KITCHEN



Omega 600mm slide-out rangehood

Omega 600mm gas cooktop

Omega 600mm built-in oven

Omega 600mm stainless steel dishwasher



Omega 900mm Canopy Rangehood

Omega 900mm Dual Fuel Freestanding Oven/Cooktop



Mizu Drift kitchen sink mixer

Franke Flash stainless steel kitchen sink



BATHROOM





## Shower & Bath

- ✓ Mizu Drift shower mixer & 200mm showerhead
- ✓ Semi-frameless shower screens with pivot door & clear safety glass
- ✓ Chrome floor wastes to the wet areas
- ✓ Mizu "Drift" double towel rail 700mm
- ✓ Freestanding acrylic bath & Mizu "Drift MK2" bath mixer with backplate

## Vanity

- ✓ Duraplex "Denver" vanity cupboard with single bowl & pop-up chrome waste (wall mounted - high gloss white polyurethane)
- ✓ Mizu "Drift MK2" basin mixer
- ✓ Mizu "Drift" towel ring - chrome
- ✓ Pencil edge mirrors

## Toilet

- ✓ Posh "Solus Round" close coupled toilet suite with soft close seat
- ✓ Mizu "Drift" toilet roll holder

## Tiles

- ✓ Quality wall & floor tiles to the wet areas with off-white grout
- ✓ 2.0m high tiling to shower area and 1200mm high tiling to remainder

# BATHROOMS



Mizu "Drift" towel ring



Mizu "Drift" toilet roll holder



Mizu "Drift" basin mixer



Posh "Solus Round" close coupled toilet suite



Mizu "Drift" double towel rail



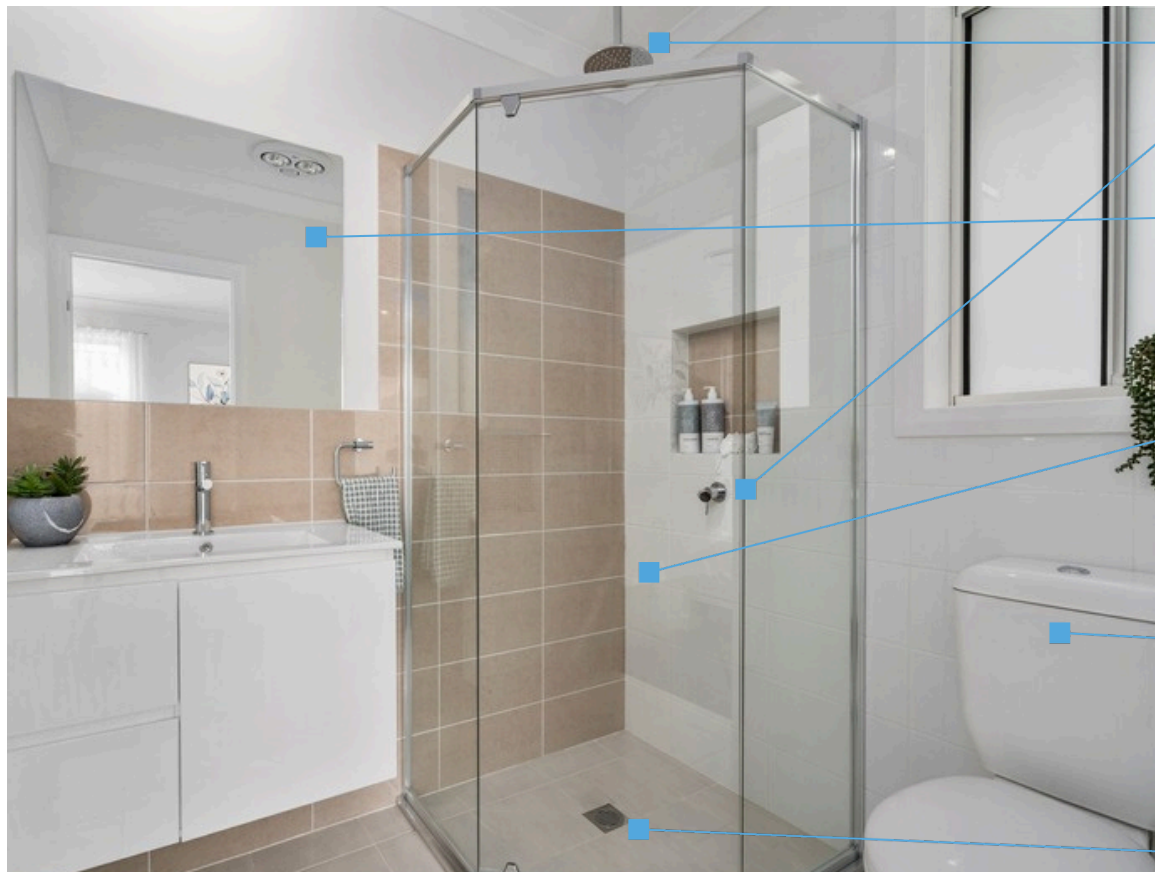
Mizu "Drift" 200mm overhead shower



Mizu Drift MK2" shower mixer



Duraplex "Denver" vanity cupboard



Mizu "Drift" mixer & 200mm overhead shower

Pencil edge mirrors to suit vanity width

Semi-frameless shower screens

Posh "Solus Round" close coupled toilet suite with soft close seat & Mizu "Drift" toilet roll holder

Square chrome floor wastes



- Mizu "Drift" double towel rail
- 1200mm high wall tiles
- Mizu "Drift" bath mixer
- freestanding acrylic bath



- Mizu "Drift" towel ring
- Mizu "Drift" basin mixer
- Duraplex "Denver" wall-mounted vanity



LAUNDRY



## Laundry Tub & Tapware

- ✓ Posh Solus MK2 45L stainless steel laundry tub with white metal cabinet & concealed bypass
- ✓ Posh Bristol MK2 Chrome Mixer

## Tiles

- ✓ Approx. 450mm high splashback tiles above the laundry tub & skirting tiles



Posh Solus MK2 45 Litre Standard Laundry Trough

## Washing Machine Provision

- ✓ Hot and cold taps located under the laundry tub with a double power point



Posh Bristol MK2 Chrome Mixer



Splashback tiles above laundry tub

Posh Bristol MK2 chrome mixer

Posh Solus MK2 45L stainless steel  
laundry tub with white metal cabinet





INTERNAL



## Front Door

- ✓ Corinthian “Madison” front entry door with clear or obscure glazing
- ✓ Gainsborough “Adel” or “Bela” double cylinder entrance set to the front Entry door
- ✓ Gainsborough “Adel” or “Bela” lockset to all other external hung doors



## Internal Doors

- ✓ Selection from Corinthian’s “Motive” range of internal doors
- ✓ Quality selection from the Gainsborough Tradepro range to all internal hung doors



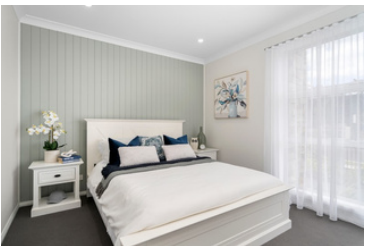
## Robes & Cupboards

- ✓ Selection from Corinthian’s “Motive” range of internal quick-slide doors
- ✓ Single white Melamine shelving with chrome hanging rail in robes
- ✓ 4x white Melamine shelves in linens and pantries.



## Finishes

- ✓ Premium 3-coat paint system
- ✓ Modern Splayed skirtings & architraves
- ✓ Decorative CSR “Cove” & “Alto” cornices throughout Public & Private Areas
- ✓ Decorative coffered ceiling to the entry foyer (subject to design)
- ✓ Quality structural framing with 10mm plasterboard to walls and ceiling

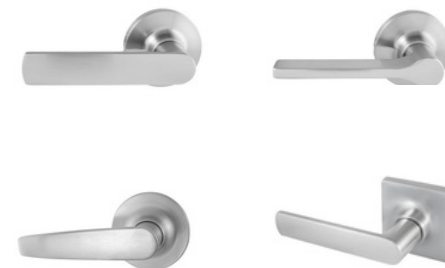




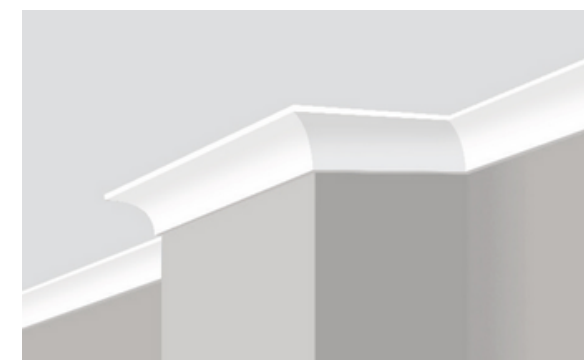
Corinthian "Madison" front entry door



Corinthian's "Motive" range - internal doors

Gainsborough TradePro range - internal doors

CSR "Alto" cornice - Public Areas



CSR "Cove" cornice - Private Areas



EXTERNAL





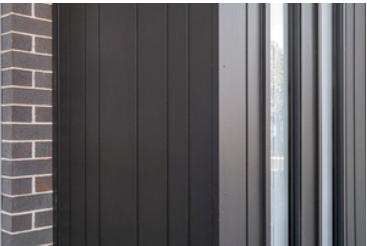
## Roof

- ✓ Tiled roof with Monier "Atura" roof tiles laid over heavy duty sarking
- ✓ Metal fascia with quad gutter - selection from standard range of Colorbond colours
- ✓ Whirlybird roof ventilator & ventilated eaves
- ✓ Eaves of 450mm (design specific)



## Bricks

- ✓ Selection from PGH's Townhouse, Desert, Foundations, Elements & Dark & Stormy range with off-white mortar and Round Ironed Joints



## Cladding

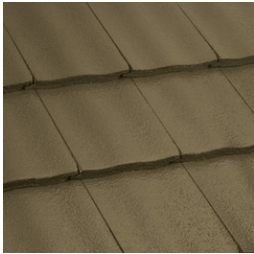
- ✓ Wethertex Selflok Millwood smooth weatherboards (design specific)



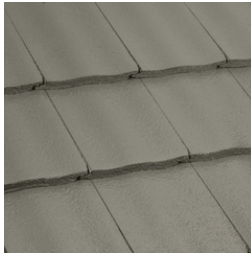
## Windows

- ✓ Aluminium framed sliding windows with clear glass
- ✓ Aluminium framed sliding doors with clear glass
- ✓ Obscure glass to bathroom windows
- ✓ Key locks (matt black) to all opening windows & external sliding doors

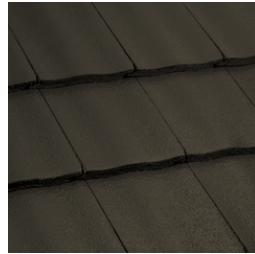


**Roof - Atura Range**

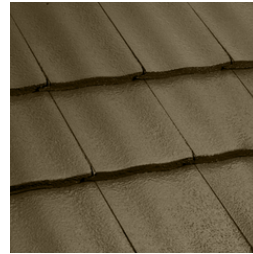
Aniseed



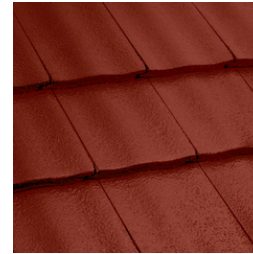
Babylon



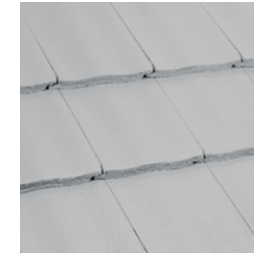
Barramundi



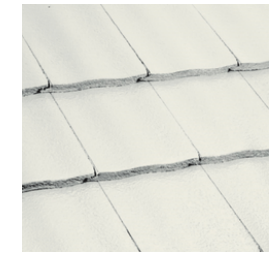
Caraway



Chilli



Mist Grey



Salt Spray



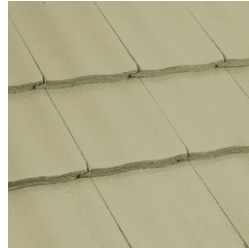
Sambuca



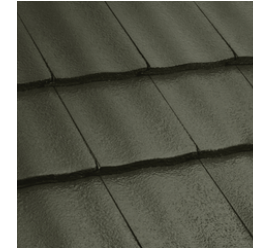
Seashell



Silver Perch



Wild Rice



Wollemi



Camelot

### Bricks - Townhouse Range



Dorset



Hampshire



Kent



Surrey

### Bricks - Desert Range



Gibson



Red Gum

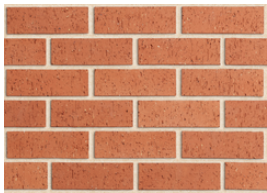


Sinai

### Bricks - Foundations Range



Gravel



Pilbara



Silica



Stone

### Bricks - Elements Range



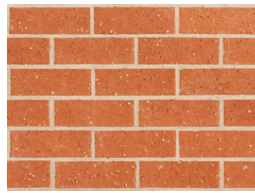
Fossil



Graphite



Jarosite

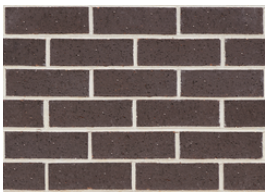


Rubelite

### Bricks - Dark & Stormy Range



Lightning



Monsoon



Thunder



Whirlwind



Zephyr





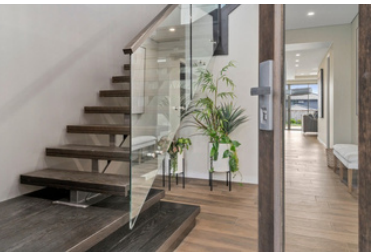
## Water

- ✓ Lowline rainwater tank
- ✓ 90mm round painted PVC downpipes
- ✓ Two garden taps (one to front & one to rear)
- ✓ Rheem Integrity instantaneous gas hot water system (subject to availability of natural gas)



## Structural Finishes

- ✓ 90mm thick external wall frames & 70mm thick internal wall frames
- ✓ Roof pitch at 25 degrees with a 450mm eaves overhang (subject to design)
- ✓ Termite resistant treated structural timber framing
- ✓ FMC Homeguard termite protection installed to high quality Australian standards
- ✓ R2.5 insulation batts to all external framed walls (including garage Internal Walls)
- ✓ 10mm plasterboard linings to the walls & ceilings
- ✓ Quality acrylic paint to all external surfaces that are not pre-finished



## Garage

- ✓ Sectional panel lift garage door - selection from the standard Colorbond colours
- ✓ Automatic door opener including 2x handsets and wall button



## Alfresco

- ✓ Tiled porch & alfresco from quality standard outdoor tile range





ELECTRICAL



## Home Technology

- ✓ 2x TV points
- ✓ 1x Data point
- ✓ 1x Telephone point



## Powerpoints

- ✓ 1x Double power point to each bedroom
- ✓ 2x Double power points to master bedroom (subject to design)
- ✓ 2x Double power point to kitchen & living rooms (subject to design)
- ✓ Single power point to cooktop, rangehood, refrigerator space & microwave space (If Required)



## Lights

- ✓ 1x Light point with shade in all rooms
- ✓ 1x External light point for outdoor areas (porch & alfresco - where applicable)
- ✓ 3 in 1 exhaust fan, heater & light combination to the bathrooms



## Other

- ✓ Hard-wired smoke detectors
- ✓ NBN/Opticomm provision to garage (location & design dependent)
- ✓ Earth leakage electrical safety
- ✓ One internal gas bayonet point (subject to availability of natural gas)





SITE



## Site Inclusions

- ✓ 'M' class slab designed & certified by a qualified engineer
- ✓ 50lm of concrete piling and pier spoil removal
- ✓ Cut & fill up to 1m of site fall
- ✓ Service connections up to 10lm
- ✓ N2 wind loading
- ✓ Sediment control
- ✓ All weather access
- ✓ Surveyor's set out Plan
- ✓ Removal of building waste
- ✓ Site toilet





OTHER



## BASIX

- ✓ Instantaneous gas hot water unit (site dependent)
- ✓ R6.0 insulation to ceiling & R2.0 insulation to external walls
- ✓ 2000L slimline rainwater tank with pump & connection
- ✓ Sarking to tiled roofs
- ✓ Sarking to External Walls
- ✓ Anticon Blanket to Metal Roof
- ✓ Ducted exhaust fans to wet areas with showers & enclosed laundries
- ✓ Dual flush toilet system
- ✓ 5\* Star Bathroom & Kitchen Tapware
- ✓ 4\* Star Laundry Tapware



## Contractual

- ✓ Standard HIA NSW building contract
- ✓ 6-year structural warranty
- ✓ 13-week defect period
- ✓ Construction Insurance

# CONTACT US

YOUR STORY BEGINS HERE

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[sales@bluetonguehomes.com.au](mailto:sales@bluetonguehomes.com.au)

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**BlueTongue**  
H O M E S

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