



YOUR HOME BUILDING CHECKLIST

LET'S TAKE THE TEST.





BEFORE YOU EMBARK ON YOUR BUILDING JOURNEY, IT'S IMPORTANT TO KNOW WHAT YOU GET FOR YOUR DOLLARS.

Everyone knows the saying “The devil is in the detail”. To help you along the way, we have created a handy comparison checklist so you can compare inclusions and not miss a thing.

All TR Homes inclusions are outlined in this checklist and are available as standard with our Sanctuary Range.

At TR Homes, we know it's details that count – and you'll find that our inclusions truly offer **TR**ue value and **TR**ue quality.

There is also a checklist for site works plus additional extras that TR Homes can manage for you, so all you have to do is open the front door to your new home.



THE CHECKLIST EXTERNAL & INTERNAL STRUCTURE

STRUCTURAL	TR HOMES	BUILDER 1	BUILDER 2
• Truecore® steel 90mm wall frames & 90mm roof trusses	✓		
• Engineered & reinforced concrete floors	✓		
• Physical Barrier Pest Treatment to home	✓		
EXTERNAL OF HOME	TR HOMES	BUILDER 1	BUILDER 2
• Custom Orb Colorbond® Wall cladding	✓		
• Custom Orb Colorbond® Roof cladding	✓		
• Colorbond® fascia, barge, gutters & downpipes	✓		
• Corinthian PMAD 104 front door with translucent glazing	✓		
• Corinthian No.7 laundry door with clear glazing	✓		
• Delf Linear Secure entry set to front door	✓		
• Delf quality entry lock set including deadlock laundry door (if applicable)	✓		
• R1.5 Reflecta Guard Plus to roof	✓		
• R2.0 ceiling insulation batts	✓		
• R2.0 insulation batts + Reflecta Break Plus to all external walls	✓		
• Jason Windows quality aluminium windows & sliding doors including the BreezeLock system, key locks & flyscreens	✓		
• Rinnai energy-efficient instantaneous gas hot water system – with recessed wall box	✓		
• Waterproof bunker lights to all external doors	✓		
• One external garden tap	✓		
• One external waterproof double power point	✓		
INTERNAL OF HOME	TR HOMES	BUILDER 1	BUILDER 2
• 2425mm high Plasterboard ceilings with 75mm cove cornice	✓		
• Plasterboard internal walls with flush reveals & skirting boards	✓		
• Full painting of all internal & external walls, ceilings, cornices, mouldings, architraves & doors	✓		
• Delf quality internal chrome lever handles throughout	✓		
• Walk-in robe or built-in robe with vinyl sliding doors, shelf & chrome hanging rail to Bedroom 1 (as shown on plan)	✓		
• Built-in robe with vinyl sliding doors, shelf & chrome hanging rail to all other bedrooms (as show on plan)	✓		
• One TV point	✓		
• One telephone point	✓		
• Hard-wired smoke detectors with battery backup	✓		
• Double power points throughout (as per plan)	✓		

THE CHECKLIST KITCHEN, BATHROOM & LAUNDRY

KITCHEN	TR HOMES	BUILDER 1	BUILDER 2
• 900mm Westinghouse stainless steel electric underbench oven*	✓		
• 900mm Westinghouse stainless steel gas hotplate*	✓		
• 900mm Westinghouse stainless steel canopy rangehood*	✓		
• Double bowl/single drainer stainless steel sink with chrome flick mixer	✓		
• 400mm high ceramic tiling to kitchen splashback (700mm behind hotplate)	✓		
• Dishwasher recess (including single power point & cold water provision)	✓		
• Set of 4 cutlery drawers	✓		
• Set of 3 pot drawers	✓		
• Built-in pantry (as shown on plan)	✓		
• Laminate doors & drawers with white lined kitchen cupboards, soft close drawers & doors with ABS edging	✓		
• Choice of Squareform or Postform laminate benchtops	✓		
• Choice of Polytec benchtops, door & drawer fronts	✓		
BATHROOM / ENSUITE	TR HOMES	BUILDER 1	BUILDER 2
• Laminate doors with white lined soft closed cupboards & doors with ABS edging	✓		
• Choice of Squareform or Postform laminate benchtops	✓		
• Choice of Polytec benchtops & door fronts	✓		
• Framed pivot shower door to ensuite & bathroom	✓		
• 2m high ceramic wall tiling to shower	✓		
• Choice of ceramic tiling to floors & skirting	✓		
• WELS© rated contemporary Alder chrome mixer tapware	✓		
• Inset ceramic basins to bathroom & ensuite	✓		
• Fully framed mirror to vanities	✓		
• Chrome double towel rail to bathroom & ensuite	✓		
• White acrylic bath to bathroom (as shown on plan)	✓		
• Privacy locks to bathroom & WC	✓		
• Exhaust fans to bathroom, ensuite & WC	✓		
• WELS© rated Dual Smart Flush back to wall vitreous china toilet suites	✓		
LAUNDRY	TR HOMES	BUILDER 1	BUILDER 2
• Laminate cupboard with 42 litre inset stainless steel trough with WELS© rated contemporary Alder chrome flick mixer	✓		
• WELS© rated contemporary Alder chrome automatic washing machine taps housed inside laundry cupboard	✓		
• Walk-in or built-in linen cupboard (as shown on plan)	✓		

* 600mm appliances used in Modular Granny Flat Homes.

THE CHECKLIST ADDITIONAL INCLUSIONS

ADDITIONAL INCLUSIONS	TR HOMES	BUILDER 1	BUILDER 2
• 6 month after-care service	✓		
• 10 year structural guarantee	✓		
• Delivery within 200kms of Perth GPO	✓		
• Individual Energy Efficiency Assessment & Certification	✓		
• Bushfire Attack Level (BAL) report	✓		
• Homeowners Warranty Insurance	✓		
• HIA Home Building Contract	✓		
• Site-specific soil report	✓		
• Contour Survey	✓		
• Individual Engineer's Certification	✓		
• Developer Approval (if applicable)	✓		
• Single Residential Water Corporation Approval	✓		
• Shire Building Approval	✓		

ITEMS PRICE PER INDIVIDUAL PROPERTY REQUIREMENTS	TR HOMES	BUILDER 1	BUILDER 2
• Planning Approval (if applicable)			
• Additional transport & cartage			
• Earthworks (including compaction certification & concrete strip footings)			
• Electrical connections			
• Plumbing connections			

Photographs in this brochure may depict fixtures, finishes and features not supplied by the builder. All furniture, furnishings and landscaping are not included. For detailed home pricing please talk to our Sales Consultants. Brands and Model numbers are subject to change due to supplier availability & stocks. In the event of a change, an equivalent model will be given. T&R Homes WA Pty Ltd acting under Murray River North Pty Ltd Builders Registration number 8476.



THE CHECKLIST OPTIONAL EXTRAS

OPTIONAL EXTRAS	TR HOMES	BUILDER 1	BUILDER 2
• Feature wall claddings			
• Floor Coverings			
• Window Treatments			
• Ceiling Fans			
• Kitchen upgrades to appliances and cupboards			
• Internal wall insulation (thermal or sound insulation)			
• Reverse Cycle Air-conditioning			
• Porch/Carport/Verandahs/Alfresco			
• Customisation of floor plan			
• Security screens			
• Pet doors			
• Letterbox			
• Clothesline			
• Concrete Driveway/Crossover/Pathways/Mowing Strips			
• Fencing			
• Landscaping & Reticulation			
• Garden Shed			

INTRIGUED? OUR HIGHLY EXPERIENCED EXPERTS CAN HELP YOU GET STARTED ON YOUR EXCITING BUILDING JOURNEY TODAY.



For more information contact **9493 2998**
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