



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 AND INTERNAL STRUCTURE

| STRUCTURAL | TR HOMES | BUILDER 1 | BUILDER 2 |
|---|-----------------|------------------|------------------|
| • Truecore® steel 90mm wall frames and 90mm roof trusses | ✓ | | |
| • Engineered and 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 and downpipes | ✓ | | |
| • Corinthian PMAD 104 front door with translucent glazing | ✓ | | |
| • M&B Elements Fibreglass Fitzroy laundry door - translucent glazing | ✓ | | |
| • Gainsborough Trilock Angular front door entry set | ✓ | | |
| • Gainsborough quality entry lock set including deadlock laundry door (if applicable) | ✓ | | |
| • R1.5 Polynum Big reflective roof insulation | ✓ | | |
| • R4.1 ceiling insulation batts - flat ceilings (R3.0 to raked ceilings) | ✓ | | |
| • R2.5HD insulation batts + Reflecta Break Plus to all external walls | ✓ | | |
| • Jason Windows quality aluminium windows and sliding doors including the BreezeLock system, key locks and 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 and skirting boards | ✓ | | |
| • Full painting of all internal and external walls, ceilings, cornices, mouldings, architraves and doors | ✓ | | |
| • Gainsborough quality internal chrome lever handles throughout | ✓ | | |
| • Walk-in robe or built-in robe with vinyl sliding doors, shelf and chrome hanging rail to Bedroom 1 (as shown on plan) | ✓ | | |
| • Built-in robe with vinyl sliding doors, shelf and 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 AND 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 and cold water provision) | ✓ | | |
| • Set of 4 cutlery drawers | ✓ | | |
| • Set of 3 pot drawers | ✓ | | |
| • Built-in pantry (as shown on plan) | ✓ | | |
| • Laminate doors and drawers with white lined kitchen cupboards, soft close drawers and doors with ABS edging | ✓ | | |
| • Choice of Squareform or Postform laminate benchtops | ✓ | | |
| • Choice of Polytec benchtops, door and drawer fronts | ✓ | | |
| BATHROOM / ENSUITE | TR HOMES | BUILDER 1 | BUILDER 2 |
| • Laminate doors with white lined soft closed cupboards and doors with ABS edging | ✓ | | |
| • Choice of Squareform or Postform laminate benchtops | ✓ | | |
| • Choice of Polytec benchtops and door fronts | ✓ | | |
| • Framed pivot shower door to ensuite and bathroom | ✓ | | |
| • 2m high ceramic wall tiling to shower | ✓ | | |
| • Choice of ceramic tiling to floors and skirting | ✓ | | |
| • WELS© rated contemporary Alder chrome mixer tapware | ✓ | | |
| • Inset ceramic basins to bathroom and ensuite | ✓ | | |
| • Fully framed mirror to vanities | ✓ | | |
| • Chrome double towel rail to bathroom and ensuite | ✓ | | |
| • White acrylic bath to bathroom (as shown on plan) | ✓ | | |
| • Privacy locks to bathroom and WC | ✓ | | |
| • Exhaust fans to bathroom, ensuite and 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 and 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 and cartage | | | |
| • Earthworks (including compaction certification and concrete 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 New Homes Consultant. Brands and Model numbers are subject to change due to supplier availability and stocks. In the event of a change, an equivalent model will be given. TR Homes 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 and 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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