



DJ Homes

Signature Inclusions Built with pride



SIGNATURE INCLUSIONS

At DJ Homes, our signature inclusions represent more than features they're a promise of quality, care, and craftsmanship built into every home. Every choice, from materials to finishes, reflects our dedication to excellence. We build homes that our clients feel proud of, knowing that every detail has been thoughtfully considered and executed with integrity.

PRELIMINARIES

- Design Work Concept, Design and Working Drawing
- Basix Certificate (NSW) or EER Rating (ACT)
- Home Owners Warranty Insurance
- Contract Works and Public Liability Insurance
- DA/CDC Fees (NSW) or DA/DA Exempt Fees (ACT)
- Construction Certificate (NSW) or Building Approvals (ACT)
- Long Service Levy (NSW)
- Contour Survey or Detail Survey
- Termite Treated Timber Frames and Trusses
- Structural Engineer Drawings
- Home Set Out by Surveyor with Certification
- Electrical, Plumbing and Drainage Fees
- 7 Year Structural Warranty and 90 Maintenance Period
- Sewer and Stormwater Connection
- Water Connection
- NBN Provisioning
- Power Connection to Meet House Requirements
- Temporary Services and Site Protections as Required

EXTERNAL

- Face Brickwork from DJ Homes Select Range
- Rendered Expanded Polystyrene Foam Cladding with render and painted finish
- James Hardie Axon/Stria 325mm Cladding with painted finish
- Improved Aluminium Double Glazed Windows
- Plain Cove Finish Concrete to Driveway and Front Porch
- Plain Cove Finish Concrete to Alfresco
- Corrugated/Trimdeck Colorbond
- Standard Colorbond Fascia and Gutter
- 90mm Painted PVC Downpipes
- Slimline Panel Lift Garage Door in standard Colorbond colours and 3 remotes
- Fold-down or rotary clothesline
- Standard masonry letterbox
- Three external garden taps
- 4000L slimline plastic water tank with rainbank pump
- 250L Electric Hot Water Storage System
- Termite protection with certification
- Solar package - 3kw

INTERNAL

- Ducted reverse cycle air-conditioning with zoning, sized to meet your homes requirements
- R2.5 wall insulation and R6.0 ceiling insulation to enclose living areas
- 10mm plasterboard to walls and ceilings (6mm vilaboard to wet area walls)
- Square set to plasterboard in entrance, main living area, wet areas/75mm coved cornice to remaining
- Three-coat washable low sheen paint to walls, flat to ceiling and semi-gloss to timber-work
- 67x18mm splayed pine architrave and 90x18mm splayed pine skirting
- White or mirror sliding by-pass doors to cupboards
- Single block-out roller blinds from selected standard ranges
- Flooring to entrance, hallways and main living area from DJ Homes Select Range
- Flooring to remaining living areas and bedrooms from DJ Homes Select Range

JOINERY AND WARDROBES

- Selections from DJ Homes Select Range
- Kitchen – Draws to all underbench joinery with one set of cupboards under the sink and overhead cupboards
- Benchtops – 26mm Corian Benchtop to kitchen, pantry and laundry
- Joinery Handles from DJ Homes Select Range
- Pantry – Open shelving below and above bench
- Laundry – Cupboards to underbench joinery with single door tall cupboard
- Master Bedroom – Up to 600mm wide shelving with draws(x2) to 2m high, with top shelf and hanging space remaining, whiteboard
- Bedroom – Up to 600mm wide shelving to 2m high, with top shelf and hanging space remaining, whiteboard
- Linen – Up to 1200mm wide shelving to 2m high, with top shelf full width, whiteboard
- White or mirror by-pass sliding doors to wardrobes
- Robe door frames in chrome or white

DOOR FURNITURE

- Door Furniture from DJ Homes Select Range
- Front Door from DJ Homes Select Range
- Plain external door to garage
- Hume XF3 laundry door
- Flush redicote hollow-core doors internally

TILING

- Floor tiling to bathrooms and laundry from DJ Homes Select Range
- Wall tiling to bathrooms (floor to ceiling) from DJ Homes Select Range
- Feature wall tile to selected wall in one bathroom (up to 10m²) from DJ Homes Select Range
- Kitchen, Pantry and Laundry Splashback Tiling from DJ Homes Select Range

APPLIANCES, TAPWARE & ACCESSORIES

- Appliances from DJ Homes Select Range
- Bathroom, Kitchen and Laundry Tapware and accessories from DJ Homes Select Range (chrome selections)
- Semi frameless shower screen (chrome) to 2m high
- Bathroom mirrors – width of vanity up to 1000mm high

ELECTRICAL & INCLUSION LEVELS

- **Main living area:** 3x power points, 4x downlights, 1x TV point, 1x data point
- **Dining:** 1x power point, 2x downlight
- **Kitchen:** 2x power points, 4x downlights
- **Kitchen appliances:** Power to fridge, microwave, dishwasher, oven, cooktop and rangehood
- **Walk-in-pantry:** 1x power point, 1x downlight
- **Walk-in-robe:** 1x downlight
- **Toilet:** 1x downlight
- **External:** 1x external power point, 5x downlights, 2 double spotlights with sensor, plus power to HWS and pump
- **Other living areas:** 3x power points, 2x downlights, 1 x TV point
- **Master bedroom:** 3x power points, 2x downlights, 1 x TV point
- **Bedrooms:** 2x power points, 1x downlight
- **Study:** 2x power points, 1x downlight, 1x data point
- **Entry:** 2x downlights with double switch
- **Hallway:** 2x downlights with double switch
- **Garage:** 1x power point, 2x fluro lights
- **Laundry:** 2x power points, 1x downlight
- **Bathroom:** 1x power point. 1x 4 bulb tastic