Alphaline

TINY HOMES
STANDARD
INCLUSIONS
COMPLETED (TURNKEY) INCLUSIONS

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STANDARD INCLUSIONS

PRELIMINARIES

- Detailed plan drafting

TRAILER

- Rover approved design
- Plated with Vehicle Identification Number
- Mudguard assemblies fitted
- 195/R14 tyres with 6 stud wheels including electric brakes
- Break safe breakaway kit with inbuilt battery charge tester
- 4 x Stabilising legs included

STRUCTRUAL FLOORING MATERIAL

- Plywood structual flooring

FRAMES AND ROOF PANELS

- Steel framing – 90mm
- Roof pitch as per plan

EXTERNAL CLADDING

- Weathertex 150mm Woodsman – installed vertical

ROOFING

- Corrugated (Custom Orb) Colorbond steel in classic finish & standard colours
- 150mm hi-flow quad gutters and trims in colorbond steel classic finish & standard colours
- 90mm round downpipe droppers included in gutters (down pipes not included)

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CEILING HEIGHT

- Design specific as per plan
- Pitching line 2420 mm

WINDOWS & EXTERNAL DOORS

- Aluminium framed windows and glass sliding doors (single glazed)– design specific
- Flyscreens (fibreglass mesh) to all opening sliding windows and sliding doors (excludes bifold)
- Security keyed window and door locks

INSULATION

- Roof – R1.3 Anticon blanket
- External Walls only – R2.5 batts

WATERPROOFING

- Waterproofing to shower

INTERNAL LININGS & TRIMS

- VJ 100mm MDF to walls and ceilings
- Ceilings under lofts in wet areas – poly white matt ply sheets with PVC joiners
- Shower walls in Wall Art – Dark grey
- Architraves & Skirting 42mm x 11mm splayed
- Ceiling & internal trims 19mm x 19mm
- External trims 31mm x 31mm angle
- Kitchen Splash Back – Aluminium composite panel from the high gloss range

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INTERNAL DOORS

- Flush panel (cavity slider & hinge doors)
- Barn doors (primed moda door, PMOD1)

INTERNAL DOOR FURNITURE

- Door furniture from our standard range

CABINETRY

- Kitchen layout is design specific as per plan
- Blum cabinetry hardware throughout with lifetime warranty
- Melamine finish to doors, drawer fronts and end panels selected (one colour & finish) from 16mm standard range of colours - Matt
- Soft close to cupboard doors and drawers
- Laminate benchtops with 10/10 profile in standard finishes only
- Builders range of handles
- Robe cabinetry, one white melamine shelf & chrome hanging rail

KITCHEN APPLIANCES

- Cooktop – 300mm Dual gas cooktop Artusi AGH30XFFD
- Rangehood (optional extra) Artusi 600 slide out, recirculating ASO600RX

HOT WATER SYSTEM

- Instantaneous LPG 16L RINNAI gas hot water system

GAS INCLUSIONS

- Dual gas regulator for 2 x 9kg bottle provision

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PLUMBING FIXTURES

- Kitchen inset sink, BKR4444 stainless steel sink 400mm x 400mm
- Gooseneck sink mixer – Senza chrome finish
- Toilet suite – Monterey 5604477 - KDK009
- Washing machine taps chrome only
- White 900 mm x 900 mm shower tray
- Vanity cabinetry & basin (BNK 360mm diameter white round vessel) as per plan Senza basin tower mixer tap in chrome A1101-T
- Basin pop up waste chrome as standard
- External water inlet
- 1 x External garden tap (Brass with chrome coverplate)
- Shower rail & mixer, Nero Tapware builders range (Chrome or Black)

BATHROOM ACCESSORIES

- Towel hooks x 3 to bathroom Harmony meno range black or chrome
- Toilet roll holder Harmony meno range black or chrome
- Polished edge mirror above vanity unit – (450 mm W x 600 mm H)
- Semi frameless shower screen with pivot door in chrome finish as per plan - black

ELECTRICAL INCLUSIONS

- Single phase switch board with double pole circuit breakers
- Power inlet 15 amp externally mounted
- LED down lights (white surrounds) as per plan
- External wall light x 2 Viba LED up/down exterior light in (black or white)
- Double pole power points to each room as per plan (white)
- Exhaust fan to bathroom (Fantech wall mounted fan DOM-100C in White)
- Interconnected photoelectric smoke detectors as per AS/NZ3000
- 1 x External weatherproof double GPO

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INTERNAL PAINTING

- Quality low sheen acrylic (3 coat system) to internal walls & ceilings
- Quality gloss acrylic (3 coat system) to Doors, Skirting & Architraves
- Walls, Doors, Skirtings, Architraves & Ceilings one colour

EXTERNAL PAINTING

- External Cladding painted as required – one colour only

FINISHED FLOOR COVERINGS

- Vinyl planks throughout from our standard premium range - straight lay only

* Specifications subject to change due to product availability and module configuration.