

SERVICE

- ✓ Your home design is tailored to suit your needs and budget
- ✓ Professional Colour & Electrical Consultations
- ✓ Full working drawings, fully detailed so you know exactly what is included
- ✓ Management of developer approval process, where required

QUALITY

- ✓ Builders Warranty – 6.5 years from completion
- ✓ Quality Assurance Inspections throughout construction
- ✓ Scheduled maintenance inspection and related work after 3 months

PRELIMINARIES

- ✓ Soil Test, Feature Survey, Property Information
- ✓ Building plans and documentation
- ✓ Building permit including all relevant fees
- ✓ New Home Warranty insurance cover including all fees
- ✓ Bushfire Attack Level Assessment
Note: Owner to ensure that survey pegs are present for house set-out

6 STAR ENERGY EFFICIENCY

- ✓ Insulation:
 - R 2.0 batts plus sisalation to external walls of dwelling and in dwelling/garage walls (not applicable to external walls of garage)
 - R 3.5 batts to ceiling of dwelling
- ✓ Hot Water:
 - Rinnai Solar Hot Water System with 1 solar panel, 175L storage tank, 26L gas booster
Note: Upgrades may be required to achieve mandatory 6 star energy rating, and any additional costs to comply will be charged to clients by way of variation

CONNECTIONS

- ✓ Stormwater, Sewer, Water & Gas connections based on up to 8.0m distance from connection point to dwelling
- ✓ Underground single phase electrical connection up to 12m. from pit to meterbox.
- ✓ Owner shall ensure a dry tapping point is available at the front property boundary. The water meter is to be located to meet the water authority's requirements at the point which it has been provided. If it is necessary to have the meter relocated due to practical reasons it is the Owners responsibility and cost
- ✓ Owner shall ensure a natural gas connection point is available at the front property boundary
- ✓ The Builder shall run a conduit for telephone connection from the authority's supply to the front corner of the house for connection by client after handover

SITWORKS & SLAB

- ✓ Part A and Part B termite treatment (reticulated system to perimeter of home and collars to slab penetrations)
- ✓ Engineer designed Class M waffle slab including Alfresco, Verandah & Porch areas (design specific)
- ✓ All site works up to 300mm fall over building area (based on balanced cut & fill)
- ✓ Concrete pump hire for slab pour

SITE & SAFETY

- ✓ Fall Protection where required
- ✓ Void protection and perimeter scaffolding to double storey homes
- ✓ Site and home cleaned and rubbish removed on completion
- ✓ Site toilet

STRUCTURAL

- ✓ 2590mm ceiling height to Single Storey homes
- ✓ 2590mm ceiling height to both the Ground Floor and the First floor of Double Storey homes

EXTERNAL

- ✓ Brickwork:
 - Brickwork (from Austral Bricks) over front garage door and all openings around entire home with galvanised steel lintels (Design Specific – Not Applicable under some alfrescos and to some facades)
 - Natural mortar
 - Rolled joints
- ✓ Render:
 - Part render to façade (design specific)
 - Rendered blueboard cladding to Alfresco beams
 - Render to Alfresco walls (design specific)
- ✓ Windows:
 - A&L Boutique type aluminium awning windows to façade (choice of styles)
 - A&L Aluminium powder coated sliding windows to remainder
 - Keyed locks to all windows
 - Flyscreens with fibreglass mesh to all openable windows
- ✓ External Doors:
 - Choice of 2340mm high x 920mm wide entrance doors with clear glass from Corinthian Madison series
 - Enviro-Seal door frame to front entry
 - Clear glass sidelight(s) (design specific)
 - Choice of Lammaar Lever entrance sets to front entry
 - A&L aluminium powder coated sliding door, 2370mm high x up to 3213mm wide (location is design specific, eg. From Living to Alfresco)
 - A&L aluminium powder coated sliding door (standard type) to Laundry

✓ Roof:

- Engineer designed roof trusses at 22.5 degree roof pitch
- CSR Monier Elabana profile concrete roof tiles with standard ridge capping
- Colorbond gutters, fascia & downpipes

✓ External Linings:

- Plasterboard lining to underside of Alfresco areas where applicable with 42 x 19 quad moulding in lieu of cornice
- Cement sheet lining to Porch and Balcony areas

INTERNAL FINISHES

✓ Fixing:

- 2340mm high Corinthian Premium Redicote flush panel internal doors throughout including internal access door from garage
- Lammaar Lever Lockset to internal access door from garage into home and to garage exit door (design specific)
- Choice of Lammaar chrome levered door furniture to all passage sets knobs to all built in cupboards
- Cushioned door stops as required
- Double Pencil Round skirting boards and architraves 67 x 12mm (MDF) to home
- 110mm high skirting (MDF) to Garage
- Master Bedroom Walk-In robe(s) including 1no. melamine shelf at 2000mm high and double hanging rails below at 1000mm & 2000mm high
- Built-In or Walk-In robes to all other bedrooms (design specific) including melamine shelf with hanging rail
- Walk-in Pantry to 4no. white melamine shelves

✓ Plaster

- 75mm cove cornice throughout
- Plaster bulkheads and wall cutouts as per plan (design specific)

KITCHEN

✓ Cabinetry:

- Grand island bench up to 1200mm wide (length is design specific)
- 4no. Hafele Grass Nova Pro soft close pot drawers (2no. either side of cooker)
- 4no. Hafele Grass Nova Pro soft close cutlery drawers
- Top cutlery drawer supplied with plastic cutlery insert
- Soft close doors to remainder of base cabinetry
- Overhead cupboards as per plans including above fridge space (design specific)
- Laminate finish from Inspired range

✓ Benchtops:

- Caesarstone 40mm edge to grand island bench
- Caesarstone 20mm to all other kitchen benchtops with shadow-line detail

✓ Appliances:

- Smeg SA9010X 900mm stainless steel upright cooker (gas/electric)
- Smeg SHU701X undermount rangehood

✓ Plumbing:

- Franke Plaza stainless steel double bowl undermount sink
- Methven Noah sink mixer chrome
- Dishwasher provision

✓ Pantry

- 4no. melamine shelves at 400mm intervals
- Double power point

ENSUITE & BATHROOM

✓ Showers:

- Tiled bases (with tiled floor waste outlet)
- 2000mm high Euro shower screen
- 2000mm high ceramic wall tiling to all walls (size is design specific)
- Vertical feature tile strip 150mm wide to each shower
- Krome 120 three function shower rail
- Surrey wall mixer tap

✓ Vanities:

- Caesarstone benchtop 20mm with shadow-line detail
- Double vanity to Master Ensuite
- KDK Swindon semi-inset vitreous china basins
- Methven Surrey chrome basin mixers
- Laminate doors and kicker from Inspired range
- A Powder Room vanity is also included to double storey homes at Ground Floor level, and has a drop front (no doors)
- Length of vanities is design specific

✓ Mirrors:

- Polished edge mirrors to full width of benchtop, finishing at 2000mm high

✓ Toilet Suites:

- Aztex close-coupled vitreous china toilet suite with soft close lid to Ensuite (dual flush)

✓ Bath

- Decina Novara bath to bathroom in tiled podium
- Methven Surrey mixer and wall spout on back plate

LAUNDRY

- ✓ Cabinet with 2no. laminate doors, up to 900mm wide
- ✓ Laminate benchtop
- ✓ 400mm high wall tiles above bench
- ✓ 45 litre stainless steel inset trough
- ✓ Alpine Chrome flickmixer tap
- ✓ Chrome washing machine stop taps, concealed within cabinet
- ✓ Linen/broom cupboards as per plans (design specific) – 4no. white melamine shelves to linen cupboards, 1no. white melamine shelf to broom cupboards

TILING

✓ Floor tiling:

- Glazed Porcelain or Ceramic floor tiles from Inspired silver range, up to 450mm x 450mm
- Applicable to wet areas, excluding kitchen
- Tiled skirting to Laundry, Bathroom, Ensuite and WC

✓ Wall tiling:

- Glazed Porcelain or Ceramic wall tiles from Inspired silver range, up to 450mm x 450mm
- Applicable to Kitchen, above bench and to underside of overhead cupboards
- Above vanities, to underside of mirrors
- To bath hob and on walls up to 400mm high above bath
- To Laundry 400mm high above bench
- To all showers up to 2000mm high
- 150mm wide feature wall tile strip to showers

PLUMBING

- ✓ External water taps to 2 locations including front meter and 1 point attached to home

ELECTRICAL

✓ Lighting:

- 20no. LED 8 watt downlights to Single Storey Homes, or
- 30no. LED 8 watt downlights to Double Storey Homes
- 1 Batten light to the centre of every other room, including Pantry, WIR and outside all exit doors
- All batten light points supplied with including energy efficient light globes

✓ Power Points (General Power Outlets):

- Single GPOs to dishwasher space, fridge space, and ceiling
- (for ducted heating unit)
- Double GPOs elsewhere (3 to Master, 2 to other bedrooms / Study / MPR, 1 to Dining, 1 to Laundry, 2 to Kitchen, 1 to Pantry, 3 to Theatre, 3 to Living, 2 to Rumpus, 1 to Ensuite, 1 to Bathroom, Bathroom, 1 to Garage) as applicable
- 2 x Double external GPOs (1 for HWS and Booster, and 1 under Alfresco)

✓ Other:

- TV points to 3 locations including supply of co-axial cable
- Telephone point to 1 (no.) location
- White wall mounted switches where practical
- Self sealing exhaust fans to bathroom, ensuite and internal WCs (design specific)
- Smoke detectors as required
- Safety switch to meter box

GARAGE

- ✓ Eco double skin / fully insulated Sectional Panel Lift door to front with remote control (2 handsets)
- ✓ Internal access door from garage into home
- ✓ Tempered hardboard hinged exit door to external wall of garage (2040mm high x up to 820mm wide, design specific)
- ✓ Plaster lined ceiling
- ✓ Concrete floor

HEATING

- ✓ Gas ducted heating to all living areas & bedrooms, sized to suit home
- ✓ Programmable timer

PAINTWORK

- ✓ Internal - 1no base coat & 2no top coats, Dulux Professional
- ✓ External – 2 Coats, Dulux Weathershield
- ✓ Gloss Enamel finish to all internal woodwork, Dulux, colour as per walls
- ✓ Flat acrylic paint to ceilings, Dulux

DOUBLE STOREY HOMES ADDITIONAL INCLUSIONS

- ✓ Staircase with 2 (no.) KDHW bottom treads, remainder MDF, painted timber handrail, stainless steel balusters
- ✓ 2340mm high Corinthian Premium Redicote flush panel internal doors
- ✓ Concealed plumbing
- ✓ Powder room vanity to Ground Floor (length is design specific)
- ✓ 450mm eave to First Floor

GENERAL

- ✓ Full house clean on completion

EXCLUSIONS

- ✓ Consumer account opening fees (electricity and telephone)
- ✓ Bushfire protection requirements (where applicable)
- ✓ Excavation of rock
- ✓ Spreading and / or removal of any excess spoil from the site
- ✓ Community infrastructure levy payments (where applicable)
- ✓ Bonds payable to councils and developers are client's responsibility (where applicable)

DISCLAIMER

- Inspired Homes reserves the right to alter specification, pricing and other product information without prior notice. For information on standard inclusions and optional display items, please consult your Inspired Homes Consultant.
- Inspired Homes do not supply landscaping, window furnishings, wallpapers, decorative lighting, décor and furniture.

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