



INSPIRE HOMES

A U S T R A L I A

GOLD INCLUSIONS



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WARRANTIES & STATUTORY REQUIREMENTS:

- 7 years structural warranty
- 3 months maintenance warranty
- Sediment control measures
- Temporary fencing to site as required
- Structural engineers' inspections & certifications of slab
- Reticulation System termite protection and certification
- Scaffolding and safety rails required by Work Cover
- Temporary site toilet during construction
- All weather driveway access to site
- Cleaning and removing of all building and debris
- All glass glazing to Australian standards
- All other statutory requirements will be adhered to accordingly

COUNCIL, STATUARY AUTHORITY REQUIREMENTS AND APPROVALS:

- Private Certifier (certification and inspection)
- Development Application and fees for lodgements
- Construction Certificate and fees for lodgement
- Council and Water Board and all relevant approvals and fees
- Structural engineering plans
- Frame: Timber frames and engineered roof trusses
- Waste Management Plan
- Site Analysis Plan
- Provide earth leakage safety switches

- Termite control under slab and perimeter
- All cleaning, clearing and tipping of builder's rubbish and spoil removal
- Final Building Inspection
- Occupation Certificate
- Application for Gas by Owner
- Application for Sydney Water by Owner

BASIX STANDARD INCLUSIONS:

- Any Deposits & Bonds (If Applicable)
- Ceiling Insulation R4 (not in garage and alfresco)
- External Wall Insulation R2
- AAA Star rated Shower Heads to all showers
- AAA Star rated taps to all vanities and kitchen sink taps
- Dual Flush Toilets
- Sarking to underside of roof tiles
- As per Basix - up to 3000lt
- BASIX Certificate
- Connection to recycled water
- 1x Internal Gas Bayonet Point





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STANDARD SITE ESTABLISHMENT, PREPARATION AND CONNECTIONS:

- Boundary Peg Out for Slab.
- Excavation in Clay / Shale and leveling the building area by cut and fill with a bobcat and labour. At 600mm maximum height or cut and spoil removal up to 3 truckloads of 7.5 cubic meters loose soil. More than 3 trucks soil removal will need to be covered by the client.
- Water Connection from the front boundary of the land to the constructed house up to 6 m.
- Power Connection from the front boundary of the land to the constructed house up to 6 meters (Will be connected with the underground system).
- Gas Connection from the front boundary of the land to the constructed house up to 9 meters.
- Storm water connection from junction point to the house up to 10 meters.
- Sewer connection from the junction point to the house up to 10 meters.
- Temporary Fence and Gate.
- Cranes Lift. Bobcat (for initial clean-up for slab preparation).
- Concrete Pump, Temporary Toilet, Temporary Power, Temporary Fence and Gate Siltation control for erosion.

EXTERNAL:

- Foundation: Engineer designed & certified 32mpa 'M' class, waffle pod construction.
- Cladding: Subject to design. Weatherboard cladding to partial facade and rear elevation.
- Termite Protection: Termite Control System to perimeter and internal penetrations to slab.

- Fascia & Gutter: Colourbond fascia and gutter.
- Downpipes: 90mm PVC downpipes, painted with exterior colour to match.
- Water Systems: 26L instantaneous natural gas hot water system (subject to gas availability).
- Windows: Aluminum throughout, powder coated with standard finish colors.
- Garden Taps: 2x Garden Taps, 1 to front and 1 to rear of home. (1 connection to be recycled water from water tank as per BASIX)

INTERNAL:

- Internal Lining: 10mm plasterboard throughout.
- Cornices: 10mm Plasterboard on ceilings and walls or three step, round stool or square cornice.
- Skirting & Architraves: 67mm Dar pine throughout with paint finish.
- Ceiling Height: 2700mm height as per design.
- Staircase: MDF treads and risers ready for carpet, paint finish to handrail, newel posts and stringers. Balustrade from Creative Collection Range.
- Built-in Robes/Walk-in Robes: 1x white melamine shelf and single hanging rail.
- Linen Cupboards: 4x white melamine shelves.
- Under Stairs: Selected double story designs only.
- Storage: Hollowcore door, excludes floor coverings.
- Insulation: R4.0 batts to ceiling, R2.0 to external walls. Excludes garage walls and ceiling.
- Gas Points: 1x internal gas bayonet to living room and alfresco.





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PAINTING:

- High quality 3 coat paint system throughout the house.
- One internal wall colour throughout the house. (Dulux or Taubman's)
- 2 Coats glass enamels to all doors and interior woodwork (single colour)
Exterior paint to all timber and metal work, downpipes, meter box
Entry Door: Solid 2300mm x 1200mm door paint finish, external grade 4 Selections.
- Laundry External: Solid 2040mm x 820mm door paint finish, external grade.
- Front/Rear Patio: Aluminum sliding door with standard powder coat finish (as per plan).
- Garage: Automatic Colourbond sectional Garage door with 2 remotes.
- Internal Doors: Redicote flush hollow core doors 2040mm high with paint finish.
- Robes/Storage: Redicote flush hollow core doors 2040mm high with paint finish.
External Handles: Lever type entrance set with deadbolt to front entry and laundry external.
- Internal Handles: Lever handles with builder's choice range. Passage set to garage internal access.

FLOOR COVERING:

- Tiling: Porch, hallway, dining and kitchen in 600mm x 600mm or 300mm x 600mm (porcelain) floor tiles chosen from builder's choice range.
- Carpet or Laminated Timber Floor: To remainder of home from builder's choice range.

LAUNDRY:

- Tiles splash back near tap area with same tiles as in wet areas.
- Under Bench cupboards only in white Melamine or same cupboards as kitchen.
- 20mm benchtop with chrome single bowl sink. Benchtop will be same stone as kitchen benchtop.
- 1x Exhaust Fan.

ELECTRICAL:

- Lighting: 40 LED downlights throughout the house, including Garage.
- External Lights: 2x Sensor lights.
- Power Points: 1x Double power points per room throughout, 2x double power points to kitchen, single power point per appliance to standard provision.
- TV Points: 2x TV point and a digital Tv antenna is included. (Installation and connection of tv antenna)
- Bathroom: IXL (combination of fan, light and heat) to all bathrooms.
- Telephone: 2x telephone point.
- Safety: Smoke detectors direct wired, with battery backup. Safety switch to meter box.





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KITCHEN:

- Cabinetry: Polyurethane doors and drawers throughout with bulkhead.
- Kitchen benchtop: 40mm stone to island 20mm stone to benchtop, Builders Choice Range.
- Sink: 1x single or double bowl stainless steel sink from Builder's Choice Range.
- Tapware: Chrome finish single lever mixer.
- Pantry: Walk in pantry (if applicable) to have 3-4 melamine shelves as per the design
- Handles: Stainless steel from Builders Choice Range.
- Oven: 900mm Westinghouse / Paykel Range or similar brand 900mm stainless steel electric oven.
- Cooktop: 900mm Westinghouse / Paykel Range or similar brand stainless steel gas cooktop (subject to gas availability).
- Water point: For Fridge according to the client's requirement.
- Rangehood: 900mm Westinghouse / Paykel Range or similar brand stainless steel slide-out oven. (Exterior connection)
- Splash back: Tiled or glass bench to below overhead cupboard region from Builder's Choice Range.
- Cupboards: 13 linear meter, overhead cupboards, under bench cupboards, island bench cupboards and refrigerator.

BATHROOM – ENSUITE – POWDER ROOM:

- Toilet: Full vitreous standard P trap with close coupled suite, back to wall fitting.
- Shower: Semi-frameless shower screen with pivot door.
- Bath: 1x Free standing Bathtub up to 1700mm.
- Vanity: Wall hung Vanity, white in colour or same as kitchen cupboards in Polyurethane or Melamine.
- Tapware: Chrome finished throughout.
- Accessories: All chrome finish from Builder's Choice Range. 1x towel rail, 1x toilet roll holder, 1x hand towel ring per bathroom (excludes towel rail to powder room).
- Mirror: Polished edge mirror on top of vanities.
- Electrical: Fan to powder room if no window. IX (combination of fan, light and heat) to all bathrooms.
- Waterproofing: Full sealed waterproofing to wet areas, as required. Certificate supplied from contractor.
- Selection Options: All tiles to be chosen from Builder's Choice Range.
- Floors: Tiles will be provided in the bathrooms and en-suites. Up to 1.8m high in shower area.
- Splash back: Tiles to a max height of 700mm to the laundry tub, kitchen and to Walk-in-Pantry where there is full joinery (not for shelves).
- Air Conditioner: Ducted air conditioning. Daikin or similar brand.

