

Inspire Specification and Schedule of Fittings

GENERAL

Prices are based on 'M' class fully serviced sites. Includes the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, standard building certification, plumbing and drainage fees, waste levy, PLSLA levy fee, QBCC Insurance and Contractors All-Risk Insurance. Construction methods to suit N2 wind loading as per the Building Code of Australia. Allowance included for up to 1m cut and 1m fill. Possible extra costs not allowed for and to be paid by the Owner include, but are not limited to, the following: additional Council requirements, slab/footing piers, retaining walls, soil stabilisation and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements, and sand/metal pipe bedding (if required by local authority).

ACCESS

Accessibility to the building site is the responsibility of the owner. Any costs incurred by the Builder due to difficult site access, including crane hire and hand carting of materials, to be paid by the owner.

TERMITE TREATMENT

Termite treatment to AS3660.1 (Section 6) including monolithic slab and physical barrier system to service penetrations and perimeter.

FOUNDATIONS & FLOOR

Engineer's Concrete slab system for "M" soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor. 231m allowance for slab/footing piers.

EXTERNAL WALLS

Single height clay bricks from Builders Range. Natural ironed mortar joints.

INTERNAL WALLS

H2 classification treated pine wall frames and trusses. Timber walls and ceiling framing lined with 10mm plasterboard. Cove cornice throughout.

CEILING HEIGHTS

Single-storey - 2590mm ceiling heights.

Double-storey - 2590mm ceiling heights on ground level and 2590mm ceiling heights on 1st floor.

STAIRS

Paint / Carpet Grade (MDF) treads, risers and stringers with Paint grade Newell posts and balustrade with Paint grade handrail and 14mm diameter powder coated (Black) steel balusters.

INSULATION

R3.0 Glasswool insulation batts to ceiling. Reflective wrap to external walls. R2.0 Glasswool insulation batts to all lightweight walls. R2.0 Glasswool insulation batts to all external walls (double storey designs only).

FASCIA & GUTTER

Colorbond® metal fascia, quad gutter and 90mm round PVC downpipes.

HIP ROOF

Colorbond® steel roof from Builders Range with 60mm Anticon blanket at 23.5° pitch with 450mm wide eaves. 2 whirlybird roof ventilators.

WINDOW AND SLIDING DOORS

Powder coated aluminium clear glazed sliding windows and patio sliding/stacker doors (as applicable). Colours from Builders Range. Locks to all opening windows and sliding doors. Low E Glass to all habitable rooms (double storey designs only).

MOULDINGS

Skirtings - 68mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.
Architraves - 42mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.

DOORS

Internal - Corinthian flush primed range, Motive range, and Impressions range.
External - Corinthian 820mm wide glazed paint grade front entry door from Inspire Range.

DOOR FURNITURE

Internal - Avalon internal door handles with privacy latches to Bed 1, Bathroom and WC - Matte Chrome or Matte Black
External - Lane Oxford Touch Plus Entrance Set - Matte Black, Polished Chrome or Satin Chrome.
Garage - Avalon internal door handle with deadlock to garage internal door (Chrome or Matte Black).

KITCHEN FITTINGS

Cupboards - Square edge door and drawer fronts with PVC edging and selected door handles (from Builders Range). 600mm wide cupboards with overhead cupboards (complete with painted bulkheads to ceiling). White melamine internal linings including one (1) intermediate shelf and a bank four (4) drawers. A microwave space provision. Pantry unit with White melamine shelves OR Walk-In Pantry with four (4) White melamine shelves (plan specific). Laminate colours in Polytec Smooth, Sheen, Matt, and Woodmatt finishes.
Fridge Space - Two door laminated 'push to open' overhead cupboards above fridge space for additional storage.
Pantry Shelves - Laminated Pantry unit (plan specific) (2400mm high) with four (4) shelves.
Benchtops - Choose from Builders Range and Special Range Lithostone colour range.
Option 1 Provide 20mm thick reconstituted stone (from Builders Range and Special Range) with a reconstituted stone waterfall gable with mitred Joint (up to 2 gables - maximum 820mm wide).
Option 2 Provide 20mm thick reconstituted stone bench top with a 40mm mitred apron with arised edge profile and laminate substrate to Island bench (up to 820mm wide from Builders Range and Special Range) and 20mm thick reconstituted stone to balance of kitchen benches.

Sink - Abey PQ200 double bowl undermount or overmount sink.

Tapware - Gareth Ashton Square Sidelever Mixer - Black or Chrome (2K1, 3K2, 3K3 and 3K4).

KITCHEN APPLIANCES

Option 1 Ilve Black 60cm multifunction electric oven (ILO60DCBV), Ilve 60cm inducted cooktop (EI604B), Ilve 60cm undermount rangehood (IVUM60) and stainless steel Ilve dishwasher (PILFSD1).
Option 2 Ilve 90cm electric built in oven (ILO994X), Ilve 90cm ceramic cooktop (ILCC96B) and Ilve 90cm undermount rangehood (IVUM90) and stainless steel Ilve dishwasher (PILFSD61).
Option 3 Ilve 90cm Free standing dual fuel oven (V09CSV/SS) and Ilve 90cm undermount rangehood (IVUM90), and stainless steel Ilve dishwasher (PILFSD61).

BATHROOM & ENSUITE FITTINGS

Bath - 1525mm Tondo inset bath to Main, and 1675mm Tondo Island to Ensuite (plan specific).
Shower and Shower Screen - Rail Shower - Main Bathroom & Ensuite Gareth Ashton rail shower (SRA06)(Black or Chrome). Semi Frameless shower screen.
Vanity Units - 'Lucca' wall hung vanities with Builders Range laminate finish or 2 Pac vanity unit with soft close drawer/s and a 20mm thick (from Builders and Special Range stone colours) reconstituted stone bench top with arised edge profile.
Tapware - Gareth Ashton tapware in either Black or Chrome. Basin Mixer - Vela Basin, Poco Basin, Park Avenue Basin. Shower Mixer - Vela Shower, Poco Shower, Park Avenue Shower. Bath mixer and Spout - Vella, Poco, Park Avenue.
Vanity Mirror - 900mm high (nominal) micro framed mirrors to full width of vanity as per plan.
Towel Rails - Gareth Ashton Poco Double Towel Rail - Black or Chrome.

W.C. FITTINGS

Toilet Suites - Seima Modia wall faced with classic seat - White.
Toilet Roll Holder - Gareth Ashton Poco toilet roll holder - Black or Chrome.

LAUNDRY FITTINGS

Cabinet - 900mm laundry bench with square edge door fronts with PVC Edging, 45L Stainless steel drop in tub and door handles with 20mm reconstituted stone top (all selected from Builders Range and Special Range colours). White melamine internal linings including one (1) intermediate shelf.
Tapware - Gareth Ashton Square Sidelever Mixer - Black or Chrome (2K1, 3K2, 3K3 and 3K4) and washing machine stop cocks.

TILING

Wet area - Ceramic wall and floor tiles from Builders Range with Bermuda floor wastes.
Kitchen - Up to 710mm above all benchtops. Floor tiles NOT included.
Bathroom/Ensuite - Nominal 2000mm to the shower alcove walls. 500mm over the bath and one (1) skirting row to the remainder. Fully tiled floor.
Laundry - Up to 600mm over the benchtop and one (1) skirting tile to remainder. Fully tiled floor.
W.C. - Nominal 200mm high skirting tiles. Fully tiled floor.

WARDROBES

Aluminium framed sliding doors with mirrored or coloured vinyl fronts, overhead melamine shelf (White) and hanging rail to all bedrooms (colours from Builders Range). Walk-in robe to Bedroom 1 with Corinthian hinged door (where applicable), overhead melamine shelf (White) and hanging rail.

LINEN CUPBOARD

Aluminium framed sliding doors with coloured vinyl fronts (colours from Builders Range) and four (4) melamine shelves in White (where applicable).

INTERNAL LININGS

1 x 4LM VJ panel feature wall.

HOT WATER SERVICE

Heat pump (280L) (plan specific secondary hot water system to be 170L heat pump).

PLUMBING & DRAINAGE

Cold Water - 10 lineal metres allowed to connect from existing water meter to house. Front and rear garden tap included.
Sewer - 50 lineal metres of sewer drains allowed as standard.
Stormwater - 90 lineal metres of stormwater drains allowed as standard.

ELECTRICAL

Ample light points and double power points throughout, including one (1) Hager USB integrated Power point. Energy saver lamps and batten holder fittings installed to 100% of the floor area. Two (2) TV points. Automatic circuit breakers with earth leakage safety switches to meter box. Hager Allure accessories throughout in choice of Matte Black or Matte White. Underground connection (80-amp single phase) from main supply point to meter box (allowance of 10lm). Smoke detectors to government requirements. Ceiling fan with light combination to alfresco. Ceiling fans with light combination to all bedrooms and living rooms (double storey designs only).

NATIONAL BROADBAND NETWORK

NBN pre-wire including one (1) data point and one (1) network data point.

PAINTING

External - Gloss acrylic to external woodwork, meter box and downpipes.
Internal - Builders Range flat acrylic in White to ceilings. One (1) sealer coat, two (2) coats of washable premium acrylic Taubmans Endure to all walls. One (1) colour to internal walls as standard. Same colour gloss acrylic to all internal doors and woodwork.

GARAGE DOOR

Sectional overhead garage door (choose between - standard, premium or matt colours) utilising all Colorbond® colours (excluding deco wood).

CLEANING

Builder's house clean (windows included). Building debris only removed from site on completion. Excess soil removed on small lots where necessary to allow adequate site access.