

Standard Specifications



Fully certified
Minimum 6 star
energy efficient
home



Porcelain Tiles used
in all areas



Granite Collection
Paving to driveway,
porch & Alfresco



Colorbond
Roofing, gutters
and
Down pipes



Stainless Steel Flick
Mixers throughout



Stylish Elevation



Stone Benchtop to
Kitchen



Gainsborough Tri
Lock Entry



2C face brick
to exterior

PRE CONSTRUCTION

- ✓ Guaranteed construction time frame
- ✓ HIA Lump sum fixed price building contract
- ✓ Housing Indemnity Insurance
- ✓ 4 months (120 day) maintenance period
- ✓ Transferable structural guarantee
- ✓ Minimum 6 ★ building energy rating
- ✓ Water Corporation and building application fees
- ✓ Full working drawings including Engineers drawings
- ✓ Direct individual consultation & design service
- ✓ Feature site contour survey
- ✓ Engineers site report and soil test if required

GENERAL

- ✓ Site re-peg and house set out
- ✓ Double Clay brick construction
- ✓ H2 blue pine treated timber roof to Aus Standards
- ✓ 100mm concrete engineered slab with SL72 Mesh
- ✓ Concrete pump if required
- ✓ 10 metre allowance for connection to sewer, water, gas and power
- ✓ Termite treatment to slab & footings to BCA
- ✓ Builders final clean for handover
- ✓ Western power safety switch
- ✓ Exhaust fan included in bathroom, ensuite & WC's
- ✓ HPM Light switches
- ✓ Double power points throughout
- ✓ TV point (1)
- ✓ Telephone point (1)
- ✓ Single phase meter box combination with RDC electrical safety switch
- ✓ Hard wired smoke detectors

EXTERNAL

- ✓ Painted sand finish render or 2 course face bricks
- ✓ Colorbond roof cover
- ✓ Colorbond downpipes, gutter & fascia
- ✓ Centurion g arage sectional door with 3 remotes

- ✓ Grano hardstand to the garage
- ✓ Flush duracoat solid core shoppers door to garage
- ✓ Brikmakers Granite Collection paving
- ✓ Smooth seamless plasterboard ceiling finish to alfresco, porch and garage with coved cornice (including balcony if required)
- ✓ Hardiflex lining to all eaves
- ✓ Quality aluminium powder coated windows & sliding doors with security key locks
- ✓ Clear glazing to bathroom, ensuite & WC
- ✓ Hume Newington XN5 feature entry doors
- ✓ Tri Lock security deadlock
- ✓ Painting to eaves, doors, door frames & meter box
- ✓ Bosch instantaneous hot water system

INTERNAL

- ✓ R4.0 insulation to ceiling including garage
- ✓ Plasterboard ceiling lining throughout
- ✓ White plaster set to all internal walls
- ✓ Corner casing beads to all external corners internally to trafficable area's only (not including window and door reveals).
- ✓ Internal painting to ceilings, cornice, door frames and doors (excluding internal walls)
- ✓ Corinthian primed flush panel Internal doors
- ✓ Gainsborough Contractor 100 series lever door
- ✓ Privacy sets to bathroom, ensuite, WC
- ✓ Built in Robes with shelf and rail
- ✓ Linen cupboards and pantry including shelving (4) with white melamine and ABS edging
- ✓ Mirrored sliding doors to robes and linen cupboards
- ✓ Balustrade to stairs, balcony and void

INSPIRATIONAL KITCHEN'S

- ✓ Bosch 600mm stainless cooking package.
- ✓ Porcelain tiling to kitchen splashback
- ✓ 20mm Stone bench tops to kitchen
- ✓ Selection of stylish cabinet handles
- ✓ Stainless steel double bowl sink with drainer
- ✓ Flick mixer to Kitchen sink

- ✓ Dishwasher recess includes cold tap and single GPO
- ✓ Pantry lined with 4 melamine ABS edged shelves

INSPIRATIONAL BATHROOM, ENSUITE, LAUNDRY & W.C'S

- ✓ Post formed laminated bench tops to vanity units
- ✓ Selection of stylish cabinet handles
- ✓ White vitreous china designer basins
- ✓ Mixer tapware throughout
- ✓ Frameless mirrors
- ✓ Semi framed pivot shower screens
- ✓ White vitreous china wall faced toilet suites
- ✓ Acrylic bath to bathroom
- ✓ Double towel rails, toilet roll holder & towel rings
- ✓ Fully integrated floor waste
- ✓ 45 Litre Stainless steel inset trough
- ✓ Washing machine taps

THE "INSPIRED" EXTRAS

- ✓ 2 external garden hose taps included
- ✓ soft closing hardware to all cabinetwork
- ✓ Brushed aluminium laminate kick board to benches
- ✓ Porcelain tiling to floors, shower recesses to 2m and skirting to walls



CONTACT INSPIRED HOMES ON **9303 9985** or email **INFO@INSPIREDHOMES.NET.AU** for more information

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**INSPIRED
HOMES**

BUILT
COMPLETE