



INSPIRE
INCLUSIONS

259700C

INSPIRE INCLUSIONS

Pre-Construction

- ✓ Detailed working drawings and specifications
- ✓ Fixed price building Contract
- ✓ Home Owners Warranty
- ✓ Bush Fire Attack Level (BAL) Assessment to 12.5
- ✓ Engineered site and soil investigations
- ✓ Detailed feature site survey
- ✓ Engineered designs and computations
- ✓ 6-Star energy rating (VIC) and Basix assessment (NSW)
- ✓ Construction permit
- ✓ Personal colour selection appointment

Insurance

- ✓ Home Owners Warranty
- ✓ Contractors Insurance including: Public liability, fire, theft and malicious damage whilst under construction

Service Connections

- ✓ Connection to sewer, water, power, gas and telephone up to 10 metres (not including final connection fees)

Construction

- ✓ Site cut allowance for 60/40 cut and fill with fall up to 300mm across block up to 700m² (rock excluded)
- ✓ Engineered waffle slab to soil classification inclusive of S, M or MD. Note: P site classification will be individually priced.
- ✓ Hyne T2 termite resistant timber frame with 25-year guarantee
- ✓ Termite barriers to your home: Part A in the concrete collars and Part B in brick cavity flashing as per Australian standard AS 3660

Frame and Trusses

- ✓ Hyne T2 timber MGP10 90 x 35 pine frame with external studs at 450 centres
- ✓ Ceiling height of 2400mm nominal
- ✓ 23° timber truss roof system to engineered requirements
- ✓ 90mm painted Duragal posts to alfresco, (brick piers to portico – design specific)

Insulation

- ✓ R2.0 Bradford Gold batts to external walls
- ✓ R3.5 Bradford Gold batts to living area ceilings
- ✓ Bradford Anticon blanket under roofing (Ulladulla only)

Skirting and Architraves

- ✓ 67mm x 18mm pre primed MDF craft wood to all dry areas
- ✓ 67mm x 18mm bevel pine arch to all wet areas
- ✓ Primed pine door jambs to all wet areas and external doors

Plaster

- ✓ 10mm plasterboard linings to walls and ceilings, 6mm villa board to wet areas
- ✓ Water resistant plaster lining to porch and alfresco
- ✓ 75mm scotia cornice to internal ceilings
- ✓ Steel battens to all ceilings

Brickwork

- ✓ Quality face brickwork offering standard Builders range of PGH bricks and Selkirk bricks
- ✓ Natural or off-white mortar with a rolled joint finish
- ✓ Brickwork above all windows and doors (maximum opening 3.9m – plan specific)

Roofing

- ✓ Colorbond® roofing fully sarked
- ✓ Colorbond metal fascia and 100 x 50 Colorbond® downpipes (90mm PVC round downpipes as required)
- ✓ Roof mounted whirly birds (as required)
- ✓ Natural finish concrete paving to alfresco and portico areas

Windows

- ✓ Powder coated aluminium sliding windows and doors in a range of standard colours
- ✓ Obscure glazing to bathrooms, ensuite and WC windows. All remaining windows to be clear glazed
- ✓ Flyscreens and key locks supplied and installed to all opening windows
- ✓ Sliding flywire door supplied to all external sliding glazed doors
- ✓ Brickwork above all windows and doors (where applicable)

Painting

- ✓ Premium 3 coat Haymes paint system to walls and ceilings

External Concrete

- ✓ Allowance of 36m² natural grey 100mm thick concrete – to be used for driveway and or paths excluding the crossover.

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Garage Door

- ✓ Centurion sectional door (up to 2300H x 4810W)
- ✓ Minimum 2 x hand remotes and 1 x fixed wall mounted remote

Heating and Cooling

- ✓ 4 Star Ducted gas heating to living areas & bedrooms
- ✓ Ducted cooling to living areas and bedroom (excludes wet areas)

Floor Covering

- ✓ Ceramic tiling or premium vinyl flooring from SVH Inspire selections range to kitchen, meals, living and hall
- ✓ Ceramic tiling to wet areas
- ✓ SVH Inspire range carpet and underlay to remainder of the home

Tiling

- ✓ Silver range allowance for tile selection allowance offering a great range to choose from
- ✓ Kitchen – 650mm above benches
- ✓ Showers – nominal 2000mm high
- ✓ Bath/ensuite – nominal 600mm above bath
- ✓ Skirting tiles up to 100mm nominal high
- ✓ Vanity units – nominal 200mm tiles above
- ✓ Laundry – nominal 400mm high splash back to benchtop

Bathroom and Ensuite

- ✓ Tiled recessed shower base
- ✓ White 1675mm acrylic bath
- ✓ White porcelain round vanity basin as per working drawings
- ✓ White porcelain toilet suite with soft close seats
- ✓ Chrome mixer taps and shower rail as per SVH selections
- ✓ Chrome toilet roll holder and double towel rail from SVH selections
- ✓ Polished edge mirror over vanities
- ✓ Framed shower screens with pivot doors, clear glass
- ✓ Vanity – laminated bench top and base cupboard to ensuite and bathroom (design specific)

Entry Door

- ✓ Hume 'Newington' (XN5) with translucent glazing 820mm x 2040mm
- ✓ Lockwood door hardware – Nexion Vision Mechanical

Internal Doors

- ✓ Hume 2040mm Flush high doors
- ✓ Privacy locks to WC, ensuite and bathroom
- ✓ Lockwood door furniture – Velocity series from the SVH selections range

Robes

- ✓ Built in robes with aluminium framed sliding doors
- ✓ Single melamine shelf with hanging rail to arobes
- ✓ Linen cupboard includes 4 white melamine shelves

Plumbing

- ✓ Rinnai evacuated tube solar hot water with gas boost (VIC)
- ✓ 26 litre gas instantaneous hot water system with 3000 litre water tank including connection to 1 x garden tap, all toilets and 1 x washing machine (NSW)
- ✓ 3 x external taps – 2 on residence and 1 at the water meter
- ✓ Surface stormwater drainer pits beneath all taps on residence
- ✓ Soft close dual flush toilets

Electrical

- ✓ LED downlights to living areas only (design specific)
- ✓ Batten Lights to remainder of home (internal and external – design specific)
- ✓ Safety cut off switch system – RCD's in meter box
- ✓ Hard wired battery backup smoke detectors as required
- ✓ 2 x TV points with 2 x double power points at each point
- ✓ 1 x data point
- ✓ 1 x phone point
- ✓ Generous double power points throughout (design specific)
- ✓ 2 x two-way switches
- ✓ 3 x exhaust fans
- ✓ 1 x 1200 double fluro lights in the garage
- ✓ 2 x waterproof external light points
- ✓ 1 x waterproof external double power point
- ✓ TV Antenna
- ✓ NBN ready (where applicable)

Kitchen

- ✓ Laminex kitchen benchtop from SVH selection range
- ✓ Laminate range doors and panels
- ✓ Pantry with internal melamine shelving
- ✓ Overhead cupboards (design specific)
- ✓ Stainless steel kitchen sink 1 ¼ bowl with drainer
- ✓ Chrome sink mixer as per SVH selections
- ✓ Westinghouse dishwasher

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Laundry

✓ 45 litre S/S inset tub with chrome sink mixer and laminate bench top and base cupboard (design specific)

Appliances

✓ Westinghouse stainless steel 600mm gas cook top with under bench Westinghouse stainless steel 600mm electric oven
✓ Stainless steel 600mm slide out range hood (selected plans)

Other inclusions

✓ Concrete to clothesline area pad under water tank, pad under HWS included.