

PRELIMINARY

- Soil test, contour survey & site assessment.
- Plans, specifications & contract documents.
- Engineering designs & computations.

BASE

- M Class Waffle Pod Concrete slab construction including Portico and Alfresco under roofline.
- Termite treatment system.
- Site fall up to 300mm over the building platform.

SERVICE & DRAINAGE CONNECTIONS

- Electricity (single phase) up to 12m from supply point to meterbox.
- Communication conduit up to 12m. Service connection not included.
- Water connection (dry tapping to same side of street) up to 6m.
- Natural gas connection up to 20m from supply point to meter.
- Sewer & stormwater connections up to 10m from dwelling to legal point of discharge (must be within title boundary).

FAÇADE

- Standard Façade package (specific to home range and design).
- 450mm eaves to façade (locations are design specific).
- Aluminium standard awning windows (single glazed) to front façade only (specific to façade design).
- Lintels & brickwork above façade windows and entry door only.

EXTERIOR

- 2440mm (nominal) ceiling height to single storey homes.
- 2590mm (nominal) ceiling height to lower floor and 2440mm (nominal) ceiling height to upper floor of double storey homes.
- Bricks from builders' category 1 selection.
- Cement roof tiles from builders' category 1 selection.
- Colorbond gutter, fascia & downpipes.
- Aluminium standard sliding windows (single glazed) with locks.
- Aluminium standard sliding doors (design specific) with locks.
- Painted FC sheet infills above side & rear openings (windows & doors).
- Corinthian Madison PMD104 entry door with clear glazing (sidelite/s are design specific).
- Trilock Lever set to entry and standard knob entrance set to other external hinged doors.
- Garden Taps one to front on meter and one to rear of house normally outside the Laundry.

GARAGE

- Garage with concrete floor & plaster ceiling.
- Sectional overhead panel door with remote control (2 x remotes).
- External access door (design specific) with standard knob entrance set.
- Painted FC sheet infill above garage door.

INTERIOR FIXINGS

- Flush panel doors throughout (2040mm high).
- Metal lever internal door furniture.
- Chrome hinges, latches, strikers, and flush pull handles.
- 67 x 18mm single splayed skirting boards & architraves.
- Cushioned vinyl door stops to passage doors as required.
- Robes to bedrooms with single melamine shelf and rail and framed vinyl sliding doors.
- Linen cupboard with 4 melamine shelves and framed vinyl sliding doors.
Note: Cupboard types & configurations are design specific i.e. A single linen will have a flush panel hinged door.

KITCHEN

- Laminate base cabinets and overhead cupboards (design specific).
- Laminate benchtops with postformed edge.
- Built in / Walk in pantry with 4 melamine shelves.
- 900mm Stainless steel upright dual fuel cooker.
- 900mm stainless steel canopy rangehood (vented externally).
- 600mm stainless steel dishwasher.
- 1.3/4 bowl stainless steel sink with drainer.
- Chrome sink mixer tap.

LAUNDRY

- 800mm Laminate base cabinet with Laminate benchtops with postformed edge and 45L insert trough.
- Chrome sink mixer tap
- Washing machine stops located inside cabinet

ENSUITE, BATHROOM, POWDER ROOM & WC (Design Specific)

- Laminate doors to 900mm wide vanity cabinets
- Laminate benchtops with postformed edge.
- Chrome basin mixer tapware.
- Chrome bath & shower wall mixer tapware.
- Chrome rail showers with multi-function outlet.
- Chrome wall mounted bath outlet.
- 900mm x 900mm Tiled shower bases to bathroom & ensuite.
- Square semi inset VC vanity basin.
- 1665mm acrylic bath set in tiled hob.
- Close coupled VC toilet suite with soft close seat.
- Semi frameless showers screens with pivot door (2000mm high).
- Polished edge mirrors to full width of vanities on a backing board (900mm high).

ELECTRICAL

- Smoke detectors & safety switches to Australian Standards.
- Batten fix light points to interior & exterior.
- Clipsal Iconic switches & double power points throughout.
- TV points x 1 (antenna not included).
- Telephone point x 1.
- Sealed Exhaust fans to ensuite, bathroom & WC (when separate and without a window) vented externally.

PLASTER

- 75mm Scotia cornice throughout dwelling and garage.

PAINTING

- 3 coat wash & wear matt finish to all interior walls (1 No. internal colour).
- Gloss enamel to trim & doors.
- Exterior Weathershield Matt to all external painted surfaces (1 No. external colour).

WALL TILING

- Ceramic tiles from builders' range to wet areas & kitchen splashback (design specific).

FLOOR TILING

- Ceramic floor tiles from builders' range to bathroom, ensuite, WC and laundry. Includes 100mm high tiled skirting.

HOT WATER

- Solar Smart hot water system with single high efficiency panel and 26 L/min continuous flow gas boosted hot water or
- 280L heat pump installed where natural gas is not available.

HEATING

- 3-star Gas ducted heating (unit size & number of outlets design specific) with manual thermostat.

INSULATION

- R1.5 batts and single sided sisalation foil to walls.
- R2.5 batts to ceilings.

Note: Homes are individually assessed for 6-star energy rating

© Aspire Designer Homes. Plans, inclusions, and prices are subject to change without notice. The information contained herein is a general guide only and may vary according to design.

Please confirm all details with our sales consultants.

aspire
Designer Homes