

THE INSPIRED GUARANTEE!

- ✓ WA Owned & Operated Independent Builder
- ✓ HIA Multi Award Winning Builder
- ✓ HIA WA Excellence In Service Winner (17,18 &19)
- ✓ BCA compliant & energy efficient designs
- ✓ Guaranteed construction time frame
- ✓ HIA Lump sum fixed price building contract
- ✓ HIA Housing Indemnity Insurance
- ✓ 6 months (180 day) maintenance period
- ✓ Lifetime structural guarantee
- ✓ Energy Efficiency report & rating
- ✓ Site contour and feature survey
- ✓ Site re-peg and house set out
- ✓ Engineers site report
- ✓ Full working drawings

THE "INSPIRED" EXTRAS

- ✓ 10 LED Downlights
- ✓ High Quality Oyster Lights to remainder from builders range
- ✓ High ceilings to Living, Dining, Kitchen & Bed 1
- ✓ Complimentary upgrade to premium aluminium framed mirrored sliding doors to robes
- ✓ Acrylic texture coat render where applicable
- ✓ 900mm European inspired appliances
- ✓ 11 sheets of mosaics per dwelling from builders range where applicable

GENERAL

- ✓ Full under slab & perimeter hand sprayed chemical Termite treatment to BCA
- ✓ Engineer designed concrete slab & footing
- ✓ Engineer designed concrete suspended slab (if applicable)
- ✓ Double clay brick construction
- ✓ Concrete pump where required
- ✓ Standard sewer, water, gas & power connections
- ✓ AUS Standard H2 blue pine treated timber roof with protection against European House Borer
- ✓ Builders final clean for handover

EXTERNAL

- ✓ Acrylic texture coat render to front elevation or 2C Midland Brick face bricks from Manor range
- ✓ Colorbond or Clay roof tiles roof as per plan
- ✓ Colorbond gutters, fascia & downpipes
- ✓ Hardiflex lining to all eaves
- ✓ Hardiflex ceiling finish to Alfresco, Porch, Garage & Balcony if applicable
- ✓ Quality aluminium powder coated windows & sliding doors with security key locks
- ✓ Fly screens to standard windows and doors

EXTERNAL CONT.....

- ✓ Hume Newington solid core or clear glazed entry door from XN range (*selected profiles only*)
- ✓ Flush duracoat solid core to shopper door
- ✓ Fibreglass external door to exposed areas
- ✓ Flush duracoat hollow core to internal doors
- ✓ Gainsborough Trade Pro Series Door furniture
- ✓ Painting to eaves, doors, door frames & meter box
- ✓ Rinnai 26L builders continuous flow hot water system
- ✓ Single phase power connection with RCD electrical safety switch
- ✓ Telstra lead in system with one mounting block
- ✓ 25mm conduit with blank plate and labelled with service providers details Ready for Telecommunications (no box or connection is included)
- ✓ Builders range of Midland Brick Masterpave Granite Collection paving as per plan excludes crossover
- ✓ Glass balustrade with powder coated aluminium frame to external balconies & stairs If applicable from builders standard range
- ✓ Porcelain Non Slip floor tiles to balcony with under tile waterproofing if applicable
- ✓ Flush fit Pelmet Centurion garage door from builders standard range with 2 hand held & 1 wall mounted remote
- ✓ Concrete hardstand to the garage
- ✓ 2 x 20w architectural batten LED lights to garage
- ✓ Up to 3 external bunker lights where required
- ✓ 2 external garden hose taps included

INTERNAL

- ✓ R4.1 insulation to ceiling including garage
- ✓ Plasterboard ceiling lining with 75mm coved cornice
- ✓ Float & white set plaster finish to all internal walls
- ✓ Corner casing beads to all external corners of internal trafficable areas only (not including window & door reveals)
- ✓ Internal painting to ceilings, cornice, door frames and doors (excluding internal walls)
- ✓ Pre-primed flush panel Internal doors
- ✓ Gainsborough Tradepro Series door handles
- ✓ Privacy sets to Bathrooms, Ensuite, WC 's
- ✓ Built in robes with melamine edge shelf & rail
- ✓ Linen and pantry with four (4) edged shelves
- ✓ CLIPSAL Iconic Light switches
- ✓ Power points throughout as per plan
- ✓ Two (2) Hard wired smoke detectors
- ✓ One (1) TV point
- ✓ One (1) Dual Data point for NBN compliance
- ✓ Glass Balustrade with powder coated aluminium frame to internal staircase & landing (where applicable)

INSPIRATIONAL KITCHEN'S

- ✓ Quality European inspired stainless cooking package includes hotplate, oven & canopy R/hood
- ✓ 20mm Engineered stone bench tops to kitchen
- ✓ Porcelain wall tiling to splash back including returns from builders range
- ✓ Laminate cupboards with soft closers to drawers and cupboards
- ✓ Selection of stylish cabinet handles from builders range
- ✓ Bank of 4 drawers with cutlery insert
- ✓ Stainless steel double bowl single drainer inset sink
- ✓ European inspired flick mixer
- ✓ Dishwasher recess includes cold tap & single GPO

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

- ✓ 30mm Postform laminated bench tops to vanities
- ✓ Laminate cupboards including soft closers
- ✓ Selection of stylish cabinet handles to all doors from builders range
- ✓ Luxury above counter vitreous china designer basins
- ✓ Chrome plated tap ware & mixers throughout
- ✓ Semi frameless pivot shower door & screens
- ✓ Framed mirror to width of vanity
- ✓ Luxury vitreous china toilet suites
- ✓ Acrylic bath to bathroom where applicable
- ✓ Chrome plated floor & shower waste
- ✓ Porcelain tiling to floors, 2m high wall tiling to shower recesses, one row above bench top and tiled skirting
- ✓ Chrome plated 600mm single towel rail or towel ring and toilet roll holder
- ✓ 45 Litre stainless steel inset trough and cabinet
- ✓ Chrome plated washing machine taps
- ✓ Flumed exhaust fan to Bathroom, Ensuite & WC
- ✓ Obscured glazing to Bathroom, Ensuite & WC where applicable
- ✓ Aluminium frame with vinyl inserts to laundry sliding linen



Client Name.....
Client Signature.....

Client Name.....
Client Signature.....

Dated.....
Consultant.....
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Design (if applicable).....
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