



# Aspire Inclusions

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## PRE-CONSTRUCTION

- Independent Qualified Engineer Designed Slab, Soil Test and Site Inspection
- Rescode Investigation
- Energy Rating Investigation
- Building Permit
- Builder's Insurances

## CONNECTIONS

- Electricity (maximum six metre setback)
- Water (maximum six metre setback)
- Natural Gas Run In (where applicable)
- Sewer and Stormwater Based on Building Allotment of 700sqm
- Authorities Application and Certification Fees (Development Applications and Town Planning not included)
- Conduit for Future Telephone Connection
- Conduit for NBN (National Broadband Network)

## FOUNDATIONS

- Site Fall Up to 300mm
- Class 'MD' Concrete Slab (Floor Height at least 250mm) (Regional Only)
- Concrete Pump

## TERMITE PROTECTION

- Termite Resistant Timber Frames and Trusses (Regional Only)

## ROOFING

- Concrete Tiled Roof (Metro Only)
- Colorbond Iron Roofing with Sarking (Regional Only)
- Colorbond Quad Gutter and Fascia
- 22.5 Degree Roof Pitch
- Painted 100mm x 50mm Downpipes

## EXTERNAL FINISH

- Builder's Standard Range of PGH Bricks with Natural Mortar
- Outdoor Living Ceiling (if Applicable) to be lined with Cement Sheeting
- Gables and Gable Infill to be Cement Sheeting
- Bricks above Doors, Windows and Garage Door (Where Applicable)

## INSULATION

- R3.5 Batts to Ceiling (Excludes Garage Ceiling)
- R2.0 Batts plus Sisalation to External Walls (Excludes Garage External Wall)

## EXTERNAL DOORS

- Front Entry Door Hume Vaucluse Solid Panelled Door with Whitco Entry Set
- External Door Jambs with Perimeter Draft Seal and Sidelights (if Applicable)
- Flydoors to Sliding Glass Doors (except Garage) (Regional Only)

## WINDOWS

- Aluminium Sliding Windows with Key Locks (Key locks – Regional Only)
- Flyscreens to all Opening Windows (Except Garage) (Regional Only)
- Obscure or Clear Glass to Bathroom, Ensuite, Toilet and Powder Room

## GARAGE

- Plaster Lined Walls and Ceiling
- Roller Garage Door
- Concrete Slab Floor

## INTERNAL FINISH

- 2400mm Ceiling Height
- 75mm Cove Cornice
- Ceiling Fixed to Metal Batten System (Regional Only)
- 67mm x 12mm Bevelled Edge Skirting
- 42mm x 12mm Bevelled Edge Architrave

## INTERNAL DOORS

- Internal Doors – 2040mm high Redicote Flush Panel
- Whitco Door Furniture to Hinged Doors
- Door Stops to all Hinged Doors

## KITCHEN

- Chef 60cm Stainless Steel Electric Oven
- Chef 60cm Stainless Steel Gas Cooktop
- Chef 60cm Stainless Steel Canopy Rangehood
- Space and Provision for Installation of Dishwasher
- Joinery Made Base Cabinet with Laminate Benchtop
- Underbench Microwave Cavity with One Pot Drawer
- 1 & 3/4 Bowl Stainless Steel Sink with Sink Mixer

## ENSUITE, BATHROOM AND WC

- Preformed Vanity Unit
- Mixer Tapware in Chrome
- Acrylic Bath in White
- Semi Framed Pivot Door Shower Screen in Polished Silver with Clear Glass
- Polymarble White Shower Bases
- Polished Edge Mirrors 900mm High x Length of Vanity
- Towel Rail and Toilet Roll Holder in Chrome
- Toilet Suite in White with Soft Close Seat

## LAUNDRY

- Project 45L Utility Tub and Cabinet in White with Stainless Steel Bowl
- Sink Mixer to Laundry Trough and Washing Machine 1/4 Turn Stops

## ROBES, LINEN AND BROOM CUPBOARDS

- Robes to All Bedrooms with One Melamine Shelf and Hanging Rail
- Four Melamine Shelves to Linen Cupboards
- Hinged Doors to Walk in Robes
- Vinyl Sliding Doors to all Robes and Linen Cupboards
- Vinyl Sliding or Hinged Doors to Broom Cupboards (Design Specific)

## PAINTING

Haymes 3 Coat System (One Colour Throughout):

- Satin Acrylic to Walls
- Flat Acrylic to Ceilings
- Gloss Enamel to Doors, Architraves and Skirtings

## CERAMIC WALL TILING

Builders Range of Tiles to:

- Kitchen Splashback – above Benchtop
- Bathroom – Shower Compartment to Height of Shower Screen, One Row above the Vanity, Bath Hob and above Bath
- Ensuite – Shower Compartment to Height of Shower Screen, One Row above the Vanity, Bath Hob and above Bath (if applicable)
- Laundry – above the Tub

## CERAMIC FLOOR TILING

Builders Range of Tiles to:

- Bathroom, Ensuite, Laundry and WC with 100mm High Skirting Tile

## ELECTRICAL

- Batten Holder Light Globe and Shade to Each Room as per Plan for Specific Designs
- 2 Double Power Points to Living, Master Bedroom and Kitchen Areas
- 1 Double Power Point to Other Bedrooms and Each Wet Area
- External Light Points at Each External Door
- One Light and One Double Power Point to Garage
- One Television Point and Splitter Box with Coaxial Cable in Roof Space (Antenna by Owner)
- Exhaust Fans to Ensuite and Bathroom
- One Phone Point
- Hard Wired Smoke Detectors with Battery Backup
- Safety and Isolation Switches
- NBN Provision

## HOT WATER SERVICE

- Rinnai Solar Hot Water Service with Gas Booster

## HEATING AND COOLING

- Ducted Gas Heating (Capacity to Suit Home) or 1 Wall Mounted Split System to Living

## GARDEN TAPS

- Two Taps