



INSPIRE

*Inclusions
Booklet*



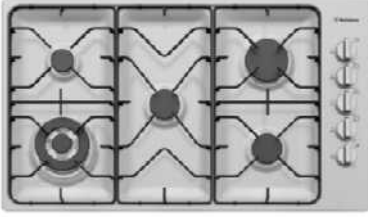
INSPIRE INCLUSIONS

Highlights

- 7 Star BASIX Allowances including double glazed windows to Living Rooms & Insulation upgrades
- Site Cost Allowances
- 2450mm Ceiling Heights
- Ducted Reverse Cycle Air Conditioning
- 90cm Westinghouse Kitchen Appliances
- Custom designed Kitchen with 20mm Stone Benchtop
- Clarke Tapware & Accessories (Caroma Family)
- Floating Vanities with 20mm Stone Benchtop
- Tiled Niche to Showers & Tile Insert Floor Waste
- Quality Floor Tiles & Carpet throughout
- Tiles to Porch & Alfresco
- Melamine Shelving to Robes, Pantry & Linen
- 3 Coat Paint System



KITCHEN



COOKTOP

Westinghouse 90cm 5 burner gas cooktop (WHG953SB)



OVEN

Westinghouse 90cm Stainless Steel Electric Built-In Oven (WVEg15SC)



RANGEHOOD

Westinghouse 90cm Slideout Rangehood (WRR904SB)



DISHWASHER

Westinghouse Freestanding Dishwasher, Stainless Steel Finish (WSF6606XA)



KITCHEN SINK

Franke Flash 1080mm 1 & 3/4 Bowl Sink (FLX621)



KITCHEN TAPWARE

Clarke Round Pin Sink Mixer in Chrome (CL10006.C4A)

KITCHEN



Image is for illustration purposes only and is to be used as a guide only

- A** 20mm Stone Benchtop. Choice from Ashmont Homes' Inspire range.
- B** Soft Close Drawers and Doors
- C** Square Edge Matt Polytec Melamine doors to Underbench and Overhead Cabinetry
- D** Tiled Splashback

Other standard inclusions:

- + Handle-less overhead cabinet doors with Satin Chrome handles to underbench cabinet doors & drawers from Ashmont Homes' Inspire range
- + Tower of 4 Drawers including 1 x Cutlery Tray
- + Plasterboard Bulkhead (painted) above overhead cabinets
- + Provision for Microwave with pot drawer below
- + Melamine Shelves to Pantry (white)
- + Kitchen Kickboards (to match underbench cabinet colour)
- + Water point to fridge space

BATHROOM



TOILET SUITE

Back to Wall Rimless Close Coupled Toilet Suites with Soft Close Seat



VANITY BASIN

Clark Square Inset Basins 1TH (CL40013.W1)



BASIN TAPWARE

Clark Round Square Basin Mixer in Chrome (CL10018.C5A)



BATH

Inspire Range Inset bath tub



BATH TAPWARE

Clark Round Square 220mm Bath Wall Mixer Set in Chrome (CL10063.C5A)



SHOWER SCREEN & TAPWARE

Semi Frameless Clear Glass Shower Screen

Clark Square II Overhead Shower in Chrome (CL10077.C3A) with Right Angled Wall Arm in Chrome (CL10052.C)

Clark Round Square Shower Mixer in Chrome



BATHROOM



FLOOR WASTES

Smart Tile Floor Waste (to showers only)



BATHROOM ACCESSORIES

Clark 600mm Round Double Towel Rail in Chrome (CL60033.C)

Clark Hand Towel Rail in Chrome (CL60019.C)

Clark Round Toilet Roll Holder in Chrome (CL60016.C)



- A** 20mm Stone Benchtop
- B** Polished Edge Mirrors above Vanities
- C** Wall Hung floating Vanities & soft close drawers & doors
- D** Selection of Chrome Door & Drawer handles

Other standard inclusions:

- + Tiled Niche to showers
- + Wall Tiling – 1m high to Bath surrounds and 2.1m high to Shower. Skirting to remainder.
- + Exhaust fan

LAUNDRY



LAUNDRY TUB

Classic 45L Stainless Steel Laundry Unit in White (2406913)

300mm high Wall Tiles above Laundry Tub and Skirting Tiles to remainder. Choice from Ashmont Homes' Inspire range



LAUNDRY TAPWARE

Caroma Elegance Stylus Sink Mixer (631101C4A)

FLOOR COVERINGS



Builders Range Floor Tiling to Ground Floor Main Living areas, Bathrooms, Laundry, Porch & Alfresco (as per design). Selection from Ashmont Homes Inspire range.



Inspire Range Carpet with Underlay to Bedrooms, Upper Living & Hallways (as per design). Wide range of colours from Ashmont Homes' Inspire range.

EXTERNAL DOORS



ENTRY DOOR

Hume Newington 2040 X 820mm Paint Finished Entry Door with clear glazed panels. Choice of styles from Inspire range.

ENTRY DOOR FURNITURE

Lane Buckingham Corvan Single Cylinder External Lever Door Furniture to Entry Door



OTHER EXTERNAL HINGED DOORS (DESIGN SPECIFIC)

2040mm (H) Solidcore Flush Panel external paint finished hinged door to external doors

Lane Bala Knob Lockset and single cylinder deadbolt



SLIDING DOORS & WINDOWS

Sliding Aluminium Powder-coated, Clear Glazed Windows including Keyed Window Locks and Sliding Doors. Choice of colours from Ashmont Homes' standard range.

Translucent Glazing to all Bathrooms & Powder Rooms (where applicable)

Aluminium powder-coated with nylon mesh flyscreens to openable portions of windows and sliding/stacker doors (excludes hinged doors)

INTERNAL DOORS

HINGED DOORS & HANDLES



2040mm (H) flush panel hollowcore internal doors throughout

Lane Buckingham Passage Leverset (Satin Chrome finish) with matching privacy sets to all bathrooms & powder rooms.

SLIDING DOOR HANDLES (DESIGN SPECIFIC)



PASSAGE

Lane Round Cavity Sliding Passage & Privacy Sets, Satin Chrome finish, to all cavity sliding doors



PRIVACY

LINEN / WARDROBE DOORS

Flush panel door with square bar handle. Satin Chrome finish.



SHELVING



PANTRY & LINEN SHELVING

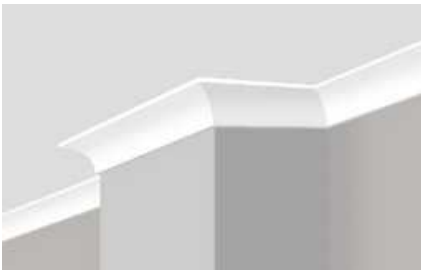
Four (4) white melamine shelves to Pantry & Linen



WARDROBES

One (1) white Melamine Shelf and hanging rail to all wardrobes

CORNICE, ARCHITRAVES & SKIRTINGS



CORNICE

90mm Cove Plaster Cornice throughout including garage, alfresco and balcony (where applicable)



SKIRTING & ARCHITRAVES

67mm half splay Pine Architrave
92mm half splay Pine Skirting

CEILING & WALLS



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+ Nominal 2450mm (H) Internal Ceiling Heights to Ground Floor & First Floor

+ Plasterboard Lining to Garage Interior

+  **TAUBMANS**

Taubmans Endure Three Coat Paint System to Internal Walls including one (1) external paint colour, one (1) internal wall, door & timber trim colour and white ceiling colour.

STAIRS



Pine Stringer with MDF Treads& Risers

Pine Square Edge Post

Stainless Steel Balusters 12mm Square

Pine Gloss Painted Bevelled Edge Handrail

Carpet finish to stairs

Understair storage including hinged internal door, floor tiling and exposed under stair

HOT WATER UNIT



Thermann 26R 50 Degree 6 Star Continuous Flow Hot Water System (1360892)

HEATING & COOLING



Ducted Reverse Cycle Air Conditioning with two (2) zones and one (1) controller to the Ground Floor

One (1) gas bayonet to living area

EXTERNAL



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- + Concrete Roof Tiles with a wide selection of colours and profiles from Ashmont Homes' standard range
- + Colorbond Fascia and Gutter
- + PGH Face Brick from Ashmont Homes' Inspire range. Laid in off white mortar with ironed joint finishes.
- + Panelift Colorbond Steel Sectional Door - 2100mm (H), Choice of colours from Ashmont Homes' standard colorbond range. Includes 2 remote controls and 1 wall switch.
- + Painted PVC downpipes
- + 22.5 degree roof pitch
- + 2 external water taps (1 x potable and 1 x rainwater)
- + Includes connection of water, sewer, telephone/NBN/Opticomm conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment.

ENERGY EFFICIENCY (BASIX)



- + Double Glazed Windows & Sliding/Stacker Doors to Living areas & Low-E Windows to Bedrooms
- + R5.0 Glasswool Batts to Ceiling of Roof Space (excluding ceilings over garage, porch and alfresco)
- + R2.5 Glasswool Batts to External Walls and Garage Internal Walls only (excluding external garage walls)
- + R2.5 Insulation between floor Joists where First Floor is above the Garage, Porch and/or Alfresco
- + Sarking to underside of Roof
- + 450mm Lined Eaves (painted finish). Design Specific.
- + 2000L Steel slimline rainwater tank and Davey Submersible Pump. Choice of standard Colorbond colours.

ELECTRICAL



- + One light point per room – standard bayonet light fitting
- + One Double GPO per room
- + TV Points to Lounge and Theatre Room (if applicable)
- + One Telephone point
- + RCD Safety Switches (earth leakage detector)
- + Smoke Detectors with Battery Back Up to comply with AS3786
- + HUB plate including one data and one telephone point for clients future modem location (NBN or OptiComm - whichever applicable)
- + Clipsal Iconic Light Switches

ASSURANCES



- + H2 treated 90mm stud timber frames to Ground Floor and First floor external walls, 70mm stud pine frames to internals
- + 6 year Structural Warranty
- + 3 month Builders Assurance
- + Flickguard termite barrier to Perimeter of Home & Collar ties to penetrations



SITE ALLOWANCE

- + Even Cut and Fill Earthworks up to 1m fall over the block
- + Up to 50 lm of Piering to the concrete slab
- + Concrete Slab designed to 'M' Class Site Classification including 225mm waffle pod with 85mm concrete slab over with SL82 slab mesh
- + Site allowances for blocks up to 600m2 with a front setback of 4.5m and a 1m side setback

HEALTH & SAFETY

- + Heavy Duty Scaffold to perimeter of house
- + Safety Rail to perimeter of roof
- + Safety Rail to perimeter of First Floor
- + Stair Void Protection

COUNCIL / AUTHORITY FEES & APPLICATION FEES

- + Architectural Plans
- + Shadow Diagrams (if required)
- + Engineer's Plans & Inspection Fees
- + Council Development Application / Construction Certificate or Complying Development Fee
- + Statement of Environmental Effects (if required)
- + Waste Management Report
- + BASIX Certificate
- + Standard Water Authority Fee & Sewer Inspection Fees
- + Certifier Inspection Fee
- + Home Owners Warranty Insurance & Long Service Levy Fee
- + One (1) Occupation Certificate Fee (either Part or Full OC)



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