



INVESTED TURNKEY INCLUSIONS



INVESTED TURNKEY INCLUSIONS

- ✓ Colorbond Roof Fascia & Gutter
- ✓ Reflective building membrane under entire roof area
- ✓ Integrated concrete slab to Alfresco including floor tiles
- ✓ T2 blue timber framing and trusses supported by 25 year guarantee against structural termite damage
- ✓ Trithor 50 year guarantee on physical termite barrier
- ✓ Covenant compliant building materials and designer facade
- ✓ Complete landscaping package including front garden bed and covenant compliant fencing
- ✓ Exposed Aggregate Driveway & Porch
- ✓ 1200mm Hume Entrance Door (820mm design specific)
- ✓ Barrier Screens to all openable windows & sliding doors

Colorbond[®]

IPGH BRICKS & PAVERS

HYNE TIMBER

T2
BLUE

YEARS
25





Feature Overhead Cupboards



Tiled Splashback



900mm Gas Cooktop, Oven & Rangehood



Fienza Sink Mixer



20mm Smartstone Benchtops



Cold Water Tap To Fridge Space



Soft Closers to Kitchen Cupboards and Drawers

INVESTED TURNKEY INCLUSIONS

IAG



IAG
900mm Slide Out Rangehood



IAG
900mm GAS Cooktop



IAG
900mm Multifunction Oven



IAG
600mm Dishwasher

fienza



BLANCO



polytec

smartstone

THE BENCHMARK IN STONE



national tiles



INVESTED TURNKEY INCLUSIONS

- ✓ Haier reverse cycle air conditioning to Living area and master bedroom
- ✓ 450 x 450 ceramic floor tiles and carpets throughout
- ✓ 20L Rinnai "5 star" instantaneous gas hot water system
- ✓ LED lighting throughout
- ✓ USB double power points (3)
- ✓ Gas bayonet to alfresco dining
- ✓ Mirrored sliding doors to bedroom robes
- ✓ One (1) bank of three (3) painted pyneboard shelves to bedroom robes
- ✓ Roller blinds to all openable windows and sliding doors
- ✓ Translucent tint to front entrance door

Rinnai®



 **national tiles**

Haier®

CLIPSAL®



INVESTED TURNKEY INCLUSIONS

fienza®



Fienza
Jet Wall Mixer + Shower Rail



Fienza
Jet Wall Mixer + Bath Spout



Fienza
Jet Tall Basin Mixer



Fienza
800mm Double Towel Rail

stream|ine



DECINA
DISCOVER INDULGENCE



 national tiles

 **Bradnam's**
windows & doors

smartstone
THE BENCHMARK IN STONE

GENERAL

- Soil test & contour survey
- Foundation design by independent engineer
- Working drawings
- Standard QBCC insurance
- Standard building and plumbing application fees, certifier fees & water connection fees
- Single phase underground power supply
- Lead-in and internal cabling for fibre optic (NBN or Similar)
- Two (2) external taps
- Yard gullies (4) to part of house perimeter
- Designer facade and pre determined colour selection

SITE PREPARATION

- "Fixed price" earthworks
- Retaining at builder's discretion

ENERGY EFFICIENCY

- Minimum 6 Star energy compliance by way of deemed to Satisfy including energy assessment report
- Roof sarking to underside of sheet metal roof
- R2.5 ceiling batts (excluding garage, alfresco and external ceiling area's)
- Wall sarking to external walls

COVENANT APPROVAL

- Submission of all paperwork for covenant approval

CONCRETE SLAB

- Engineer designed slab (piering included where required)
- Integrated concrete slab to alfresco extended out under eaves (design specific)

TERMITE TREATMENT

- Physical termite barrier to perimeter & to all slab penetrations
- Trithor 50-year product warranty against termites

TIMBER FRAMING

- 2440mm ceiling height to all low sets and to lower and upper floors of 2-storeys
- Engineer designed roof trusses
- Engineer designed floor system to 2-storeys

ROOF / FASCIA & GUTTER

- Colorbond custom orb sheet metal roof
- Colorbond fascia with quad profile gutters
- Roof ventilator (1)

EXTERNAL WALLS

- Materials as nominated on working drawings

WINDOWS AND SLIDING DOORS

- Aluminum framed windows and sliding doors
- Obscure glass to bathroom, ensuite & WC windows
- Keyed locks to all openable windows
- Keyed lock and patio bolt to all sliding doors
- Barrier screens to all openable windows and sliding doors
- Barrier screens to front entry hinged door only (excluding 1200 doors)
- Roller Blinds to all windows and sliding doors

(excluding wet areas and windows above kitchen benches)

EXTERNAL DOORS

- Hume 820mm "Newington" entrance door pre-hung in frame with aluminum sill (design specific)
- Hume 1200mm "Savoy" entrance door pre-hung in frame with aluminum sill (design specific)
- Translucent tint to entrance door
- 1/3 glass hinged doors to garage and laundry pre-hung in frame with aluminum sill (design specific)
- All external doors and frames to be paint grade
- Gainsborough "Angular" Trilock to entry door with Gainsborough door knob style handle and deadlock to all other external hinged doors

INTERNAL LININGS

- 10mm plasterboard lining to all walls and ceiling
- 10mm wet area plasterboard to bathroom & ensuite
- 13mm wet area plasterboard to alfresco ceiling
- 90mm cove cornice

WATERPROOFING

- As per Australian Standards AS3470

KITCHEN

- 20mm Smartstone bench tops
- Laminate floor cabinets (white interior)
- One (1) bank of four (4) drawers with cutlery insert to top drawer
- Builder's standard range of handles
- Blanco 1.75 bowl kitchen sink with Fienza mixer tap
- Overhead cupboards above cooktop bench with feature colour laminate
- Overhead cupboards to fridge space
- Soft closers to kitchen cupboards and drawers
- Laminate pantries to have four (4) white melamine shelves
- Timber pantries to have four (4) pyneboard shelves
- Cold water tap to fridge space

APPLIANCES

- IAG 900mm under bench oven
- IAG 900mm gas cooktop
- IAG 900mm slide out rangehood
- IAG 600mm dishwasher

INTERNAL DOORS

- Flush panel pre-hung in pre-primed frame with paint finish
- Gainsborough "Angular" internal lever door furniture with privacy sets to bathroom, ensuite, WC and master bedroom

STAIRS (2- STOREY ONLY)

- Cover grade timber stairs with painted handrail to wall with brackets

SHELVING

- Built-in robes to have one (1) pyneboard shelf with chrome hanging rail below and one (1) bank of three (3) pyneboard shelves
- Built-in linens to have four (4) pyneboard shelves
- Broom cupboards to have one (1) pyneboard shelf

INVESTED TURNKEY INCLUSIONS

ROBE & LINEN DOORS

- Aluminum framed mirrored sliding doors to all robes
- Aluminum framed vinyl sliding doors to linen cupboards

SKIRTING & ARCHITRAVES

- 42x12mm pre-primed splayed pine architraves
- 68x12mm pre-primed splayed pine skirtings

GARAGE DOOR

- Colorbond sectional overhead door (2100mm high x width on plan)
- Auto control with three (3) remotes (1 x wall and 2 x keyring)

CERAMIC TILING

- Builder's range of ceramic floor tiles (450x450) to all main floor areas and alfresco
- Builder's range of ceramic wall and floor tiles (300x600) to all wet areas,
- Builders range subway tile (100x200) to kitchen splash-back
- Tiled recessed niches to ensuite and bathroom showers (as per working drawings).

VANITIES

- 20mm Smartstone bench tops
- Laminate floor cabinets with recessed kicks (white interior)
- One (1) bank of drawers

BATHROOM FIXTURES

- Fienza "Jet" mixer tapware to all basins, showers and baths with 15-year product warranty (chrome)
- Fienza "Jet" hand shower and slide rail to shower enclosures.
- Fienza "Jet" wall mounted bath spout (chrome)
- Decina "Novara" 1653mm x 723mm rectangular island bath (white).
- Frameless mirrors to above vanity units (900mm high x length of vanity)
- Fully framed clear laminated glass shower screens with semi frameless pivot door
- Fienza "Modena" 800mm long double towel rails
- Fienza "Modena" toilet roll holders
- Paco Janson "Opal" toilet suites with soft close seats

PAINTING

- Standard internal paint system to ceiling/cornice, all walls and timber woodwork (doors and mouldings)
- Ceiling/cornice - flat white (2) coat system
- Walls - low sheen acrylic (3) coat system
- Internal timber woodwork - water base gloss enamel
- Soffits - low sheen acrylic
- External doors/frames - water base gloss enamel

ELECTRICAL

- LED down lights to living areas, hallways, entry porch, Bedrooms and alfresco area (number of down lights as per standard electrical plan)
- One (1) round LED light fitting to garage
- One (1) wall bunker light fitting outside laundry and garage external doors
- Two (1) double power point to kitchen and (2) to bedroom 1
- One (1) USB double power point to kitchen and bedroom 1

- One (1) double power point to all other named rooms (excluding toilets)
- One (1) TV point to each living area & (1) to bed 1
- Two (2) phone points (kitchen and master bedroom)
- Exhaust fans to bathroom, ensuite and internal toilets (where applicable)
- Smoke alarms positioned as per building regulations
- One (1) ceiling fan to main living area, bedrooms and alfresco. (refer to specific design for number of bedrooms)
- One (1) Double power point to alfresco

AIR CONDITIONING

- Haier 7.0kw reverse cycle split system air-conditioner to main living area
- Haier 2.5kw reverse cycle split system air-conditioner to master bedroom

HOT WATER SYSTEM

- Rinnai 20 litre/min instantaneous gas hot water system

GAS CONNECTION

- Connection to natural gas if available for all gas appliances
- GAS bayonet point to alfresco

CARPET

- Carpet and underlay to suit standard floor covering layout

LANDSCAPING

- Timber paling fencing (to covenant requirements) and one (1) single gate return
- "A" grade turfing to front and rear yards
- Riverstone gravel as per landscape plan
- Front garden up to 15m2 as per landscape plan with plants from builder's range
- Exposed aggregate concrete to driveway and entry porch
- Plain concrete to clothesline pad and to outside laundry and garage external door/s
- Wall mounted "Fold Down" clothesline
- Rendered style letterbox including street numbers

HOUSE CLEAN

- Builders' standard house clean at practical completion

NOTES

- Builder reserves the right to change the standard inclusions to an equivalent or better product based on availability.
- All contract documentation shall take precedence over this inclusions list.
- Images throughout this document may depict fixtures, finishes and features which are not included in the Invested specification, or are upgrade items which are not supplied by Inspire Style and Living. Items such as feature stone & tiles, timber decks, pot plants, planter boxes, decorative fencing, feature landscaping, facade lighting, homewares or window treatments are not included.

INVESTED TURNKEY INCLUSIONS