



N-SPIRE HOMES

Home is Where Your *"Dreams Begin"*

COMFORT INCLUSIONS

The comfort of knowing everything is included

N-Spire Homes Pty Ltd

www.nspirehomes.com.au

A modern kitchen interior with light wood cabinetry, a stainless steel sink, and a large potted plant. The kitchen features a white countertop, a stainless steel sink with a modern faucet, and a large potted plant on the right. In the background, there is a wooden staircase and a bright window. The overall atmosphere is clean, bright, and modern.

Stylish homes to **love for life.**

When you work with N-Spire Homes, there is no comparison with other builders.

Queensland's simplest building process

Our team are upfront with you from the beginning regarding costs and inclusions. This is in line with our commitment to transparency and our due diligence process.

This philosophy flows into our belief that a 'standard price' should include everything you need to move into your new home.

While many builders provide attractive features such as good quality appliances, tapware and tiles, the N-Spire Homes difference is two-fold

Our Comfort range includes **everything you need to move in:**

- Stainless steel appliances including dishwasher
- Premium tiles and carpet
- Tiled alfresco area
- Split system air-conditioning
- Light fixtures (including up-down lights to the front facade and LED downlights throughout)
- Security screens
- Roller blinds
- Ceiling fans with separate lights in all bedrooms and living areas
- Exposed aggregate driveway and paths
- All fencing and landscaping
- ... and more

Our flexible approach and commitment to transparency sets us apart. Being upfront in the beginning saves time in the long run - experience has taught us this lesson and we now live by it. This is never more important than when it comes to assessing your site and informing you of all requirements and costs.

Indulge **yourself**

While our standard 'Comfort' range already includes quality fittings and fixtures, you can easily add luxurious touches with our 'indulgence' upgrade bundles. These bundles make it easy for you to enhance the comfort and character of your home in areas that matter most to you. For example, you could opt for ducted reverse-cycle air conditioning, or our kitchen upgrade package with high-end modern appliances, deep pot drawers and pull-out tap mixer.



Your Kitchen

Stainless Steel Appliances



60cm Fan-forced Underbench Oven



60cm Gas Cooktop



Choice of 60cm Slide-out Rangehood
or 60cm Canopy Rangehood



60cm Free-standing Dishwasher

Complete, fully functional kitchen including
slide-out rangehood, stainless steel oven,
stovetop and dishwasher.

Pantry:

Four (4) white melamine shelves,
hinged door from builder's range
(plan specific)

Splashback:

Tiled splashback from
benchtop to the underside of
overhead cupboards

Cabinetry:

One (1) bank of four (4)
cutlery drawers, 450mm wide

Cabinetry:

Wide range of matt and
gloss laminated cabinetry
with a choice of designer
handles.

Disclosure:
All photographs are for illustrative purposes and
should only be used as a guide. They may depict
kitchen upgrade items, lights, floor coverings and
wall finishes that are not included in our standard
pricing. Additional items such as decorative
finishes are not included.

Chrome Tapware



Abey Sink Mixer with pull-out spray



Abey 1 & 3/4 sink

Quality appliances and fixtures come together to offer a stylish and functional home to love for life.

Fridge space:

Wide fridge space with water tap (hidden behind overhead cupboards)

Overheads & Bulkheads:

Overhead cupboards with bulkheads over, including above fridge space

Microwave: Recess Provision

Benchtops: 20mm Silestone benchtops throughout

Disclosure:
All photographs are for illustrative purposes and should only be used as a guide. They may depict kitchen upgrade items, lights, floor coverings and wall finishes that are not included in our standard pricing. Additional items such as decorative finishes are not included.

Your Bathroom



Shower Taps: Chrome Pin Mixer



Basin Tapware: Chrome Pin Mixer



Bath Spout Chrome Pin Mixer



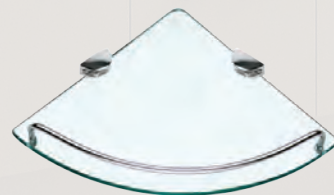
Bath: 1500mm or 1650
White Acrylic
(room size dependent)

Mirror:

900mm high x width of the vanity in a flat polished edge to bathroom, ensuite and powder room (if applicable)



Toilet suites: Dual Flush Toilets
with Soft Close



Accessories: Shower Shelf



Accessories: Towel Ring



Accessories: Double Towel Rail



Accessories: Toilet Roll Holder



Shower on rail: Chrome
(from builders range)

Wet Area Tiling:

Generous tile range of style and colours including up to 500 x 500 size.



Basins

Large range of above counter and semi recessed basins from builder's range.

Circular Semi Recessed



Square Top Mounted



Square Semi Recessed



Circular Inset



Square Inset



Circular Top Mounted



Disclosure:
NOTE: Images shown are indicative only;
colour or model supplied may differ from the
picture shown depending on availability at
the time of construction.

Shower Screens:

Glass: Clear glass pivot door
and glass return if applicable

Frame: Aluminium powder
coated.

Benchtops:

20mm Silestone benchtops

Custom-made

vanities: Laminated
cabinet doors in matt or
texture finish (polytic range).
One (1) bank of two (2) vanity
draws with maximum width
of 450mm and balance of
cabinet and doors

Handles: Choice from
large builder's range

Disclosure:
All photographs are for illustrative
purposes and should only be
used as a guide. They may depict
bathroom upgrade items, lights,
floor coverings and wall finishes
that are not included in our standard
pricing. Additional items such as
decoative finishes are not included.

The Inside

Laundry

Tub: Stainless steel 45L tub with white metal cabinet from builder's range; 45L drop-in laundry tub if laminated cabinet as is shown on plans

Tap: Chrome sink mixer from builder's range

Tiling: Laundry tub splash back tiled to 400mm high

Staircase

Stairs: Paint grade stingers and carpet grade steps and treads

Handrail: Round stain grade timber (from builder's range) on satin chrome brackets

Balustrade: Timber framed, lined with plasterboard

Robes and Shelving

Walk-in robe to master bedroom: White melamine shelf and hanging rail

Walk-in robe door: Choice from builder's range

Robes to secondary bedrooms: Aluminium framed, vinyl sliding doors with white melamine shelf and hanging rail

Linen: Four white melamine shelves

Broom: One white melamine shelf

Pantry / Butler's: Four white melamine shelves (as shown on plans). Laminated cabinetry (if specified on plans)

Beautiful finishes and attention to detail create a home of lasting memories

Air Conditioning:

6.0kW (split system)
air conditioning unit to living room

NBN Ready:

Your new home will be set up for future connections

Front Door:

Quality paint
grade 1020mm wide front door (if specified on plans)

Flooring:

Carpet to bedrooms and living room if indicated on plan.
Tiles to all other areas except garage.

Disclosure:
All photographs are for illustrative purposes and should only be used as a guide. They may depict stairupgrade items, lights, floor coverings and wall finishes that are not included in our standard pricing. Additional items such as decorative finishes are not included.



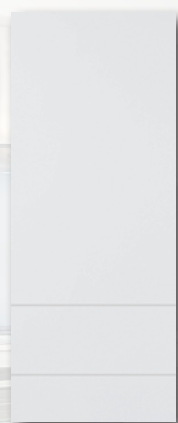
Interior

Internal doors, lever and privacy locks:

Gainsborough painted doors with chrome hinges and latches and choice of Corinthian lever set in chrome with privacy locks to wet areas.

Door Stops: Cushioned door stops to internal doors

Choice from builder's range:



MOTP2
Prime



MOTP2V
Prime



MOTP 2V
Prime



Tanner



Braxton



Laurent



Lennox

Choice of internal door furniture:

Paint

Walls: Three coat paint system throughout

Skirting, architraves and internal doors: Gloss, one (1) colour (shade of wall) throughout

Ceiling and Cornices: Two (2) coats of white, flat acrylic

Lighting:

LED downlights throughout

Ceiling Fans:

With separated lights to bedrooms, living and alfresco areas

Roller Blinds:

To windows and sliding doors

Premium tiles & Carpets:

Throughout, including tiled alfresco: Up to 500 x 500mm tiles.

Disclosure:

All photographs are for illustrative purposes and should only be used as a guide. They may depict interior upgrade items, lights, floor coverings and wall finishes that are not included in our standard pricing. Additional items such as decorative finishes are not included.

TOTAL PROTECTION TECHNOLOGY



ANTI-MOULD AND MILDEW

Contains powerful anti-mould ingredients to resist the growth of mould and fungus and protect the surface.



RESISTS BACTERIA

Highly durable, bacteria resistant interior wall finish for areas which are the most demanding.



EASY CLEAN STAIN RESISTANT

Advanced cleanliness and superior washability to leave walls looking clean and like new for longer.



LOW VOC LOW ODOUR

A low VOC formulation is beneficial for indoor air quality. VOC Level <1g/L

The Outside

Colourbond Roofing:

Corrugated

External Lights:

Tasteful upgraded light fixtures including up-down lights to the facade

Rendered:

Rendered finish to front facade on lower level with 1m returns, face brick to sides and rear

Cladding:

Feature cladding to front facade

Facades:

Two standard facade choices included

Facade Options:

Many other styles available

Garage Door:

Colourbond sectional panel lift with remotes



- T2 Termite treated house frame and roof trusses
- Fixed price contract including engineered foundations up to H class soil
- Gas instantaneous hot water system
- Complete block design included which means you have a beautiful functioning front and backyard. This allows for up front costing for leveling and retaining your block into your fixed price contract.

Quality 1020mm wide entrance doors

By Corinthian or equivalent

Choice of:



PMAD 101



PMAD 104



PMAD 04



PMAD 111

Disclosure:

All photographs are for illustrative purposes and should only be used as a guide. They may depict kitchen upgrade items, lights, floor coverings and wall finishes that are not included in our standard pricing. Additional items such as decorative finishes are not included.

Bricks:

Huge selection of bricks available, laid with off white mortars

Aluminium windows and doors:

Powder coated with keyed locks to windows and doors

Security Screens:

To all windows and doors

External Power Point:

Weatherproof

Flooring:

Tiled alfresco



COMFORT INCLUSIONS

by N-Spire Homes Pty Ltd

GENERAL	
Fixed price contract on a level block (up to 1 metre fall over the block)	✓
General foundations designed to an "H" soil classification	✓
Engineers report, contour survey (soil test, slab & footing design)	✓
Building application fees included for all council authorities	✓
Temporary power pole if required	✓
Temporary fencing if required	✓
Build to boundary requirements	✓
Six years and three month structural guarantee	✓
12 month defects liability period	✓
Company Director or General Manager quality control final inspection	✓

Electrical	
NBN Ready - your new home will be set up for future connection to National Broadband Network. <u>Does not include connection to the NBN or the installation of fibre optic cables and equipment</u>	✓
Ceiling fans to bedrooms, living and alfresco areas	✓
Exhaust fans to bathroom, ensuite and toilet	✓
Gas connection to mains if available including meter box	✓
Double internal power points, one external	✓
6.0kW (single split) air-con unit to living room	✓
LED downlights throughout	✓

Bathrooms	
Vitreous china round or square basins	✓
Builder's range of quality flick mixer taps	✓
Framed glass shower screens – with glass pivot doors	✓
20mm Silestone benchtops in ensuite and bathroom with laminated cabinets	✓
Bath tub - white in colour - size as specified on plans	✓
Shower base – tiled as shown on plans	✓
Privacy locks to bathrooms and toilet	✓
Dual flush toilets with soft close seats	✓

Kitchen	
Bulkhead above kitchen overhead cupboards	✓
1 3/4 bowl stainless steel kitchen sink	✓
Builder's range of quality flick mixer taps	✓
20mm Silestone benchtops in the kitchen with laminated cabinets	✓
60cm stainless steel under bench oven, gas hot plates, dishwasher and slide-out or canopy rangehood from builder's range	✓
Plumbed water tap in fridge space and overhead cupboards above fridge	✓

INTERNAL	
Quality lever handle furniture from builder's standard range	✓
Front door entry lock	✓
Plasterboard lining with 90mm cornice	✓
68mm x 10mm skirting - splayed	✓
42mm x 10mm architraves - splayed	✓
Choice of wall and floor up to 500mm x 500mm tiles from builder's range to areas as indicated on plans	✓
Roller blinds to windows and glass sliding doors from builder's range	✓
Vinyl sliding doors to wardrobes	✓
Quality light fittings supplied & fitted from builder's range	✓
One melamine shelf with hanging rail to wardrobes	✓
Painting - one colour throughout, three coat to walls	✓
Carpet to bedrooms and living room if indicated on plans. Tiles to all other areas except for garage	✓

EXTERNAL	
Maintenance free Colorbond fascia & gutter system	✓
Corrugated Colorbond roofing	✓
R 2.5 batt insulation to ceiling	✓
Builder's thermal wrap to all external walls	✓
Quality entrance doors by Corinthian or equivalent	✓
H2 treated frame and roof trusses	✓
Alfresco under main roof with tiled floor	✓
45m of sewer drain including under slab	✓
6m setback for electrical main single phase	✓
Termite barrier installed in accordance to the National Construction Code of Australia	✓
Rendered front façade with 1 metre returns	✓
Face brick to side and rear of home with off white mortar (double storey homes may vary)	✓
Builder's thermal wrap to all external walls	✓
Gas instantaneous hot water system	✓
Aluminium windows & sliding doors - powder coated with locks to windows & doors	✓
Barrier (security) screens to glass sliding & hinged doors & opening windows (excluding garage rear door)	✓
Panel lift Colorbond sectional garage door with remotes	✓
Site clean up	✓
Two up-and-down lights to front elevation	✓
Landscape package including driveway, path to entry, timber fencing, turf, plants & shrubs, letterbox, clothesline with slab	✓
1020mm front entry door from builder's range (plan permitting)	✓
Deadlock to garage rear door	✓

