



fairmont homes
NSW

inspire



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INSPIRE RANGE OF INCLUSIONS

EXTERNAL

| | |
|-----------------------|---|
| Bricks Life Range) | Extensive range of Austral bricks (Everyday |
| Frames & trusses | Steel frame |
| Roof | Concrete roof tiles - wide selection of colours from Fairmont Homes NSW Range |
| Windows | Quality domestic aluminium windows |
| Fascia/gutter | Colorbond |
| Termite | Termite protection |

KITCHEN

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|------------|--|
| Cabinetry | Laminate kitchen and benchtop |
| Handles | Metal handles from builders range |
| Sink | Stainless steel one-and-a-half bowl sink |
| Tapware | Phoenix Ivy Tapware |
| Appliances | Omega 60cm cooktop, oven and rangehood |

ENSUITE/BATHROOMS

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|----------------------------|--|
| Waterproofing requirements | Waterproofing seal to all wet areas to BCA |
| Cabinetry | Duraplex Blush Vanities |
| Mirror | Aluminium framed mirror over vanity |
| Bath | Caroma Maxton |
| Shower screens | Pivot framed shower screens |
| Accessories | Phoenix Ivy |
| Exhaust fan/light | Included |
| Tapware | Phoenix Ivy tapware |
| Toilets suite | Stylus Prima PRI400SC close coupled toilet |
| Floor waste | Chrome floor wastes |

LAUNDRY

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|---------|---|
| Sink | Everhard 45L stainless steel laundry tub with white cabinet |
| Tapware | Phoenix Ivy tapware |

DOOR FURNITURE

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|-------------|------------------------------------|
| Front entry | Gainsborough TradePro door handle |
| Laundry | Gainsborough TradePro door handle* |
| Internal | Gainsborough G4 Series Liana |

HOT WATER SYSTEM

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|------------------|------------------------------------|
| Hot water system | Rheem Metro Max 26 continuous flow |
|------------------|------------------------------------|

INTERNAL

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|----------------------|------------------------------------|
| Ceiling heights | 2440mm high ceilings |
| Walls & ceiling | Plasterboard to walls & ceilings |
| Cornices | 90mm cove |
| Skirting/architraves | 67mm architrave, paint grade |
| Shelving | Melamine shelving |
| Staircase | Timber top rail with wrought iron* |

DOORS

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|--------------|----------------------------|
| Front doors | Hume Linear Range - XLR130 |
| Laundry | Redicoat exit door* |
| Internal | Flush panel hinged door |
| Garage doors | Sectional panel lift door |

WET AREA TILES

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|---|---|
| Ensuite, bathroom, w.c tiles [^] | Floor tiles, 2.0m high tiles to shower, skirting tiles to perimeter |
| Kitchen tiles [^] | Kitchen splashback to underside of rangehood |
| Balcony tiles ^{^^} | Include floor & skirting tile |
| Laundry tiles [^] | Floor, skirting and splashback tiles |

ELECTRICAL

| | |
|--------------|-------------------------------|
| Lighting | 1 light point per room |
| Power points | 1 double power point per room |
| Television | 2 x TV point |
| Telephone | 1 x phone point to kitchen |

PAINT

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|-------------------|--|
| Internal walls | 3 coats of a Dulux brand low sheen acrylic |
| Internal woodwork | 1 coat undercoat & 2 coats gloss enamel with a Dulux brand |

INSULATION

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|--------------------|---|
| Wall insulation | R 2.0 to external walls (excluding garage) |
| Ceiling insulation | R 3.0 to ceiling (excluding garage, alfresco & porch) |

DISCLAIMER - Fairmont Homes NSW reserves the right to change prices without notice. 1: Site Costs are for an 'M' Class slab with up to 1m fall over block with standard piling. Excludes piling upgrade, rock removal, import/export of fill, dropped edges or additional council/statutory requirements. All subject to soil test, survey and contour plan. 2: BASIC costs include all energy and water saving measures, 2000L slimline water tank. 3: based on a 5.5m garage setback. All designs will be suited to each façade as best as possible. Please note, some facades may not fit to each design. Speak to your sales consultant for more information. Prices have been calculated in face brick and tiled roof. Prices effective of 1st January 2019. Images are for illustrative purposes only and may depict upgraded items or items not available by Fairmont Homes NSW including but not limited to landscaping, furniture, fencing etc.
*only if applicable ^ allowance of Fairmont Homes NSW 'Silver Range'.

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