

SPECIFICATIONS

Motivation homes Specialise in custom designed energy efficient homes
Feel at ease when building through us as we pride ourselves on the use of quality products, high standards of workmanship and fantastic customer service.

Deal directly with the Builder / Carpenter to ensure you are getting the best service at all times. At Motivation Homes we take a friendly approach to your building experience and keep you in the loop and offer advice throughout the construction of your home.

This is a standard inclusions list and each and every job can be modified to suit your needs
Please take your time to read through this list, as we feel it is very competitive and of a high standard.

If you have any queries in relation to this specification, you can either contact us via this web site or call us on the number provided.

Kind Regards,

Michael Hay

Managing Director

STANDARD INCLUSIONS

PRE-CONSTRUCTION ~ SITE WORKS ~ FOUNDATIONS

Plans: Preparation of building plans and specifications

Energy efficiency- Deemed to satisfy or 6 Star ratings

Fixed price contract: Standard fixed price HIA Contract for New Dwellings'

Building Application: Local council building application fee

Engineer: Engineers details for N2 wind load;
Engineers designed roof trusses;
Engineer's details – Foundation design per specified site

Foundations: to Class "S"

Surveyors: Set out survey by a registered surveyor if pegs are missing

Insurances: Home Owners Warranty, Contractors All Risk Insurance and Public Liability Insurance

EXTERIOR FEATURES

Footings/Slab: As per Engineers design

Electrical: Connection of Single Phase Power up to 10m

Termite protection: Under slab Chemical Barrier; to comply with AS 3660.1

Frames & Trusses: Timber frames and/or trusses (H2 treated to protect against Termites and Wood borers)

Roof Sheetting: Custom orb profile with a wide selection of standard Colorbond colours

Sarking: Sarking to external walls (framed construction)

Cavity insulation (double brick): R2.0 to required walls as per energy assessment

Windows: Quality Aluminium Windows, to suit wind rating as per stamped plans;

Wide colour selection from standard colour range;

Obscure glass to Bath, Ensuite and WC – clear glass to remainder

Window Locks: Keys provided for all aluminium windows

Flyscreens: Standard Flywire screens to windows and sliding doors

Fascia & Gutter: Metal fascia and gutter from standard Colorbond colour range

Bricks: Your choice of bricks delivered to site within 30km of brick yard (as per PC allowance)

Brick Joints: Cream Mortar – rolled joints

Panel-Lift Door (where shown on plan): Quality Sectional garage door with belt drive motor

Your choice of profile from Ranch, Slim-line or flat-line (windows will be additional price), in standard Colorbond colours

Roller Door (if applicable): Standard roller door, in standard Colorbond colours

Front Door: Corinthian quality front entrance door (as per PC allowance)

Laundry Door: Corinthian quality Laundry door (as per PC allowance) (paint grade)

Front Door Furniture: Your choice of Gainsborough Tri-lock lever or Knob entry set in Chrome or Satin finish

External Door Furniture Your choice of Gainsborough Tri-lock lever or Knob entry set in Chrome or Satin finish

Driveway: 6m long by 6m wide total of 36 square meters

Porch/Alfresco: Paving to alfresco floor as per PC allowance

Site Clean: External site clean

PLUMBING & DRAINAGE

Water: Connection to town water supply up to 10m – (any more will be extra)

Sewer & Stormwater: Connection of sewer and stormwater up to 10m – (any more will be extra)

External Taps: 2 x external garden taps (1 located at front and 1 at the rear of the house.

Downpipes: Standard 90x45 rectangular downpipes in standard colorbond colours

Gas Hot Water System: 1 x Rinnai 26 litre per/min with recess box tempered to 50 degree Celsius

Internal Plumbing: Installation of internal plumbing fittings

Gas Points: Optional extra

Internal Fittings: Kitchen sink Quality Stainless Steel Clark 1 ¼ bowl , Stainless Steel Inset 45ltr laundry tub, Back to Wall toilet suites with soft closing seat, Quality Ceramic Above counter basins, 1500mm White Acrylic bath tub to Bathroom or Ensuite (as per plans) , Quality Chrome Mixer taps and Flick mixers throughout home, Standard Chrome Shower on rail to Bathroom and Ensuite.

INTERIOR FEATURES

Insulation: R5.0 insulation to ceilings (excluding garage and alfresco area)

Ceiling Height: 2410mm ceiling height

Garage Floor: Grey Concrete as per engineer requirements

Linings: 10mm plasterboard to all walls(framed) and ceilings.
(Fibre cement sheeting to Framed bathroom and Ensuite)
Water resistant plasterboard to Alfresco as per plans

Waterproofing: Wet sealing in wet areas to Australian standards

Cornice: 75mm Cove cornice Throughout home

Skirting & Architraves: Optional extra (paint grade)

Internal Doors: Corinthian 4 Panel Stanford Internal Door woodgrain embossed skin – paint grade)

Internal Door Furniture – Gainsborough Contractor Range of Passage and Privacy Sets
(Privacy Sets to bathroom, Ensuite & WC where applicable)

Internal Door frames – Colonial profile metal door frame

Robes: Built in robes to all bedrooms with shelves and hanging rail as per plan

Linen: Linen closet with four shelves as per plan

Airconditioning: Standard Single Phase Evaporative air conditioning for Whole of Home cooling

Bathroom Fittings: Quality Chrome Double Towel rails to Bathroom and Ensuite and Chrome Toilet roll holders

Mirrors: Chrome Plated framed mirror 900mm high, full width of vanity to ensuite & main bathrooms; to comply with Australian Standards.

Shower Screens: Chrome Plated framed clear laminated safety glass with pivoting doors to comply with Australian Standards Frames from standard colour range

Carpet & Underlay: Choice of quality builder range of Carpet with 10mm underlay to bedrooms (inc robes) and home theatre

Window Furnishings: Builders Range of Blinds from ABC Blinds and Awnings to living and bedroom areas

Internal Clean: Standard 'Builders' clean before occupancy

Timber Floating Floor – Quality Parador 8mm German engineered Floating floor in standard Classic 1050 Range and Colours to living areas and Hallways not covered by Carpet or tiles

KITCHEN & LAUNDRY FEATURES

Kitchen, Bathroom, Ensuite & Laundry Cupboards: Supply and Install kitchen & laundry as per Plans

Custom made Vanity units with 3 drawers to suit your bathroom and ensuite

Kitchen Cabinets include 1 set of 4 drawer bank and 1 pot Drawer under the oven Additional drawer's may be added at extra costs

Quality Laminate Bench tops and Fronts in your choice of Standard Colours (Gloss Colours are not standard and will be charged at a extra cost)

All cabinets made with soft closing Hinges and Drawer Runners.

Choice of Stylish 128mm C or D Handles in Chrome or Satin finish

***Stone bench tops will be priced per job if Client prefers stone. Choice of colour and Thickness will be needed to obtain a quote. Extra cost for cut outs for cook top and tapware and under mounted sinks etc will also incur extra costs.

Kitchen Appliances: Quality Euromaid 900mm oven and Gas Cook top with cast iron triverts and 900mm Glass and Stainless steel canopy Rangehood

Dishwasher: Provision for dishwasher if required **(Dishwasher not included)**

TILING FEATURES:

Ceramic Tiles: floor & wall tiles to PC amount \$40m² – **feature tiles will be charged as an extra**

Floor Tiles:

Tiling to Wet Areas: as follows –

- Up to 300 x 300mm floor tile to wet area floors any larger will be charged as an extra

- 600mm high wall tiles above laundry tub (600mm long) and single tile (height dependant on tile size) skirting to the remainder
- 600mm kitchen splashback behind and to the length of the cook top and Single tile to Remainder
- Skirting tile to separate toilet/s areas
- All feature tiles will be charged as extra E.g. glass mosaics etc

MAIN BATHROOM

- 2000mm high wall tiling to shower area
- Skirting tile to remainder

ENSUITE

- 2000mm high wall tiling to shower area
- Skirting tile to remainder

Tile sizes over 300mm will incur extra tiling labour costs due to extra materials required by tiler. Any tiles on a diamond, feature tiles or borders will also incur extra labour costs. Porcelain or other material other than ceramic will also incur an extra cost. Installation of non-standard floor wastes will also incur an extra cost.

PAINTING FEATURES

Owner to engage painter to carry out painting work

ELECTRICAL FEATURES

Single Phase Power (3 phase power additional cost)

Ample Lights Standard batten holders (Additional cost to install light fittings)

Ample Double power points

1 Wall Oven connection

1 Hotplate 10amp GPO connection

2 Smoke detectors

1 Power point for dishwasher only if required

1 Phone Point

2 TV points

2 IXL Tastic fan light exhaust - installation only units to be supplied by owner

Installation of light fittings will be charged as extra by electrician

AFTER SALES SERVICE

Maintenance: Six months maintenance

Structural Warranty: Seven year structural warranty

EXCLUSIONS – Our Estimate DOES NOT Include

Telephone/NBN connection fees if applicable

Electrical connection fees

Power connection charges

Special requirements imposed by council

Concrete paths around home etc

Security screens to Doors and Windows

Landscaping, Retic & turf

Fencing & gates

Lights & tastics

TV antenna

Mailbox

Dishwasher

Retaining Walls

Bushfire Requirements

Curb crossovers