

**SE**  
**STRAIGHT EDGE**  
STEEL FRAME HOMES  
**THE INSPIRATION**



**OWNER BUILDER KIT PRICE IS \$117,085 including  
GST and delivery within 50km of the CBD**

The Inspiration 1 is the template from which many of our homes are built, including the Inspiraition 2 and 3 that followed.

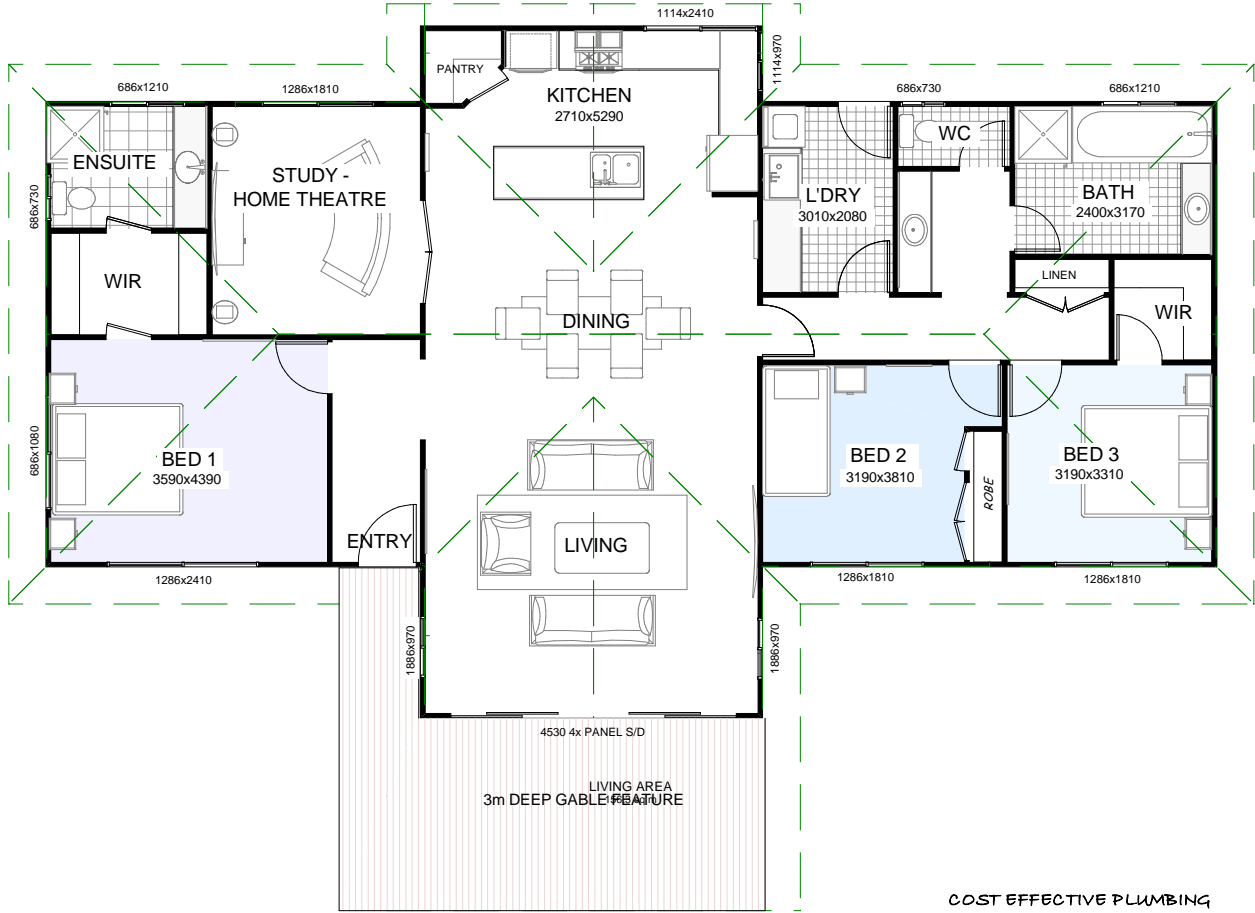
Like all of our designs, the plan you see here on the website can either be bought "as is" or altered to suit your family or block requirements.

The Inspiration 1 can also be supplied on a steel floor system.

Features include;

- 160sqm of floor area
- 3 bedrooms and 2 bathrooms
- Home theatre or games room
- 2700 ceilings
- High strength 90mm Bluescope Truecore Enduro steel wall frames and trusses.
- 50 year framing material gaurantee.
- Your choice of Colorbond roofing
- 600mm lined boxed eaves
- 3m deep Portico lined on the rake
- Open plan living area with a partial raking ceiling.
- Separation of living with the parents and kids wings at opposite ends of the home.
- Spacious Master Suite with walk-in-robe, and ensuite.
- Beds two and three are large with built-in-robos.
- A study that can be turned into an extra bedroom.
- Home theatre or games room.
- 4.5m wide four panel sliding door at the front with raking windows.
- Generous glazing around the home.

## THE FLOORPLAN



COST EFFECTIVE PLUMBING TO THE REAR OF THE HOUSE

PLENTY OF STORAGE

PLENTY OF STORAGE

SPACIOUS MASTER SUITE

LARGE OPEN PLAN LIVING AREA WITH RAKED CEILINGS

GENEROUS GLAZING TO LET IN NATURAL LIGHT

## WHAT'S INCLUDED

1. Architectural drawings, site plan, engineered working drawings, and ABSA Energy Assessment as required by your local authority.
2. Site sign to display the builders name and licence number.
3. Detailed "How to" layout drawings for wall and roof frames, columns, and wet area wall claddings.
4. All bolts, nuts, washers, screws, rivets, nails, sealants required to complete your new home.
5. Electric screwdriver with sockets and driver bits, clamps, and safety goggles. Yours to keep!
6. Engineered Bluescope Enduro 90mm prefabricated Hi-Tensile steel wall frames numbered for easy matching to the drawings supplied.
7. Engineered Bluescope Enduro 90mm steel roof trusses and ancillary sections labelled for easy identification.
8. Steel roof and ceiling battens, and bracing materials.
9. 6.5mm Thermal Break Roof insulation plus R4.0 Insulation Batts for the entire ceiling area.
10. Aircell Permishield or Insulbreak exterior wall insulation plus R2.0 Insulation Batts.
11. Colorbond corrugated roof sheeting with matching gutters, fascias, barge cappings and flashings as required.
12. Zincalume or Colorbond Downpipes and brackets.
13. All required angles and fixings to secure any component.
14. Fibre cement sheeting for eaves, verandahs or carports to suit individual designs.
15. Quality aluminium windows and sliding doors with matching fly screens.
16. "Hardies Primeline Heritage Weatherboards", or Colorbond external cladding.
17. Stylish solid core front door with pre-assembled hardwood frame, weather seal, and quality door furniture and deadlock.
18. Solid external flat panel rear door with pre-assembled hardwood frame, weather seal and keyed alike locks.



18. 10mm Plasterboard internal linings, 75mm Cove cornice, adhesives and all finishing materials.
19. Moisture resistant MDF skirting boards.
20. Jarrah architraves for the front and rear door frames.
21. One (1) white melamine shelf, hanging rail with dressed timber supports for each built in robe.
22. Four (4) white melamine shelves with supports to linen cupboards.
23. Internal flat pane Redicotel doors.
24. Internal high quality metal knock-down door frames for easy assembly.
25. Attractive satin chrome or chrome quality internal door furniture.