

GENERAL

- Detailed working drawings
- Council applications fees
- Home Owners Warranty Insurance
- Construction with Adelaide metro area
- Engineer's report detailing site requirements
- Foundation package for 'A' class soil on clear & level site
- Concrete pump allowed for single pour

EXTERNAL

- 75mm Engineer certified steel frame up to N2 Wind Speed
- Choice of elevation
- Brick veneer construction
- Natural cement mortar with raked joints & BOE sills
- 2400mm ceiling height
- 25 degree roof pitch
- Colorbond hip & valley roof
- Colorbond gutters & fascia
- PVC painted downpipes
- 450mm eaves
- Aluminium powder coated horizontal sliding windows & sliding doors
- 1.5m aluminium sliding door to laundry
- Sash locks to windows
- Flyscreens to all windows
- R2.0 insulation to external walls of living area
- R4.0 insulation to ceiling of living area
- Front & rear external wall mounted taps
- Panelcarve or Urban range entry door
- Weatherseal to external swing door/s
- 2100hx2400w roller door/s to garage
- Alfresco areas UMR (if indicated on CIP brochure plan) - roof cover only with steel post/s (concrete, paving or tiling not included)

INTERNAL

- 10mm plasterboard to walls & ceiling
- 55mm plasterboard cornice
- 67mm MDF beveled skirting & eaves
- Redicote painted internal doors
- Lever door furniture
- Deadlock to entry door
- Weatherseal to external swing doors

CABINETRY

- Kitchen bench cupboards as per plan with postformed laminated benchtops and soft close drawers
- Overhead kitchen cupboards
- Flat 300mm server to island benches
- Choice of handles
- Pantry, linen, broom & store cupboards as per plan
- Single shelf & hanging rail to WIR

SANITARY/TAPWARE

- White acrylic 1500mm bath
- White china vanity basin/s
- White dual flush toilet suite/s with china cistern
- 45 Ltr stainless steel trough with white metal cabinet
- Stainless steel 1.3/4 bowl kitchen sink
- Chrome mixer tapware
- Chrome towel rail/s & toilet roll holder/s
- Full width mirror over cupboard/s

APPLIANCES

- 600mm gas cooktop (s/steel or white)
- 600mm electric fan forced underbench oven (s/steel or white)
- 600mm slide out rangehood flued to roof space (s/steel or white)
- Gas continuous flow B16 - one bathroom home
- Gas continuous flow B20 - two bathroom home

TILING

- Ceramic wall & floor tiles to wet areas
- 1200mm to walls to bathroom/s with 1800mm to shower alcove/s
- Skirting tiles to laundry/wc/vanity area walls
- 600mm over kitchen benchtops/400mm over laundry trough
- Tiles to front porch/verandah

ELECTRICAL

- Ample allowance of internal double power points - dependent on size/layout of home
- Ample allowance of internal light points - dependent on size/layout of home
- 2 Digital TV points
- 1 Telephone point
- Exhaust fan over shower alcove/s
- Hardwired smoke detectors as per regulations
- Earth leakage safety switch as per regulations

SERVICES

- Up to 50m sewer drain allowance & connection to PVC sewer point pre-laid on site
- Up to 10m single phase underground electrical service from existing in ground ETSA service pit on site
- Up to 10m Telstra underground conduit to boundary
- Up to 10m external water run from house entry point to existing water meter on site
- Up to 10m external gas run & up to 10m internal gas run
- Plumbing loop to one toilet including single power point for future rainwater tank

- ***Deal directly with the Builder at all times***
- ***Personal site supervision by the Builder***
- ***Personal colour/selections at our display premises***
- ***We can also provide you with a competitive quote on your own plans***
- ***We can beat any 'genuine' quote***
- ***In most instances we can 'fix price' your footings***

NOTE: These inclusions are to be read in conjunction with quote/plan provided. Please contact our home consultant for clarification. Elevations are for illustration only. All dimensions are approximate. Information is correct at time of printing and prices and plans are subject to change without notice. E&OE. All designs are Copyright to C.I.P. Homes. January 2016
Any 'Fixed Price' footings quoted does not allow for special planning requirements, rock digging or collapsible soils.

NOTE: The following items are not included in pricing unless specifically noted in quotation :

- Fencing, retaining walls, paving, landscaping, carpet, living area floor tiling, window treatments, LED lights & light fittings, sliding door robes, heating/cooling, dishwasher, furniture/accessories, rock digging, removal of fencing, recycled water requirements, rainwater tank, solar hot water, site drainage or stormwater, individual encumbrance requirements, bush fire/corrosion zone requirements, additional footings & siteworks, sales related materials.
- Pricing is based on a level site requiring no build up and standard footings.
 - Location of all survey pegs for land boundaries is the responsibility of the owner.
 - Cross-overs to the kerb and all weather site access are the responsibility of the owner.
 - Removal of excess soil during/after siteworks and sewer is the responsibility of the owner.
 - Removal of trees and obstructions is the responsibility of the owner.

C.I.P. HOMES

Enquiries:	Catherine Ponikvar
Mobile:	0414 533 386
Email:	info@ciphomes.com.au
Website:	www.ciphomes.com.au
Display Home:	Grand Road Munno Para
	Open > Mon/Wed/Sat/Sun > 1-5pm
ABN:	97 057 352 235