

GENERAL

- Genuine fixed price HIA contract
- Development & building application fees
- Full set of plans (working drawings)
- 25 year structural guarantee
- Indemnity insurance
- Builders risk insurance
- Standard SA Water and sewer application fees
- Termimesh stainless steel termite treatment to penetration joints
- Gas run up to 8 metres external, 10 metres internal
- 3 month maintenance service
- Engineers construction report, site inspection and wind speed assessment
- 12 metres of underground electrical connection allowed
- Up to 40 lineal metres of sewer
- Footing grillage raft with 100mm slab with F72 mesh
- Builders standard continuous flow gas Hot Water Service
- Concrete pump allowed for single pour
- Windspeed requirements to N2 allowed

ROOFING

- COLORBOND roof, gutters and fascia
- 25 degree roof pitch

FACADE & EXTERIOR

- Rendered or stone frontage based on Dechellis design
- Portico/Verandah & alfresco as per plan
- Bricks from builders standard range with raked joints and BrightonLite mortar using yellow sand

GARAGE

- Garage in brick veneer fully plasterboard lined
- Standard panel lift door to garage including remote controls
- Light point and power point
- Internal access door from garage

INSULATION & LININGS

- R2.0 Insulation to external walls including garage internal wall to house
- R4.0 insulation to ceilings (garage, portico and alfresco as applicable)
- 6mm villaboards to wet areas including back blocking
- 90mm profiled cornice throughout home internally
- 90mm Lambs Tongue MDF skirting, architraves and window surrounds

CEILING HEIGHTS

- 2700mm high ceilings (including two storey to both levels)

DOORS & WINDOWS

- Solid core front door from builders standard range
- Oakfield internal hinged doors throughout
- Trilocks to all external hinged doors
- Aluminium awning windows to front elevation
- Flyscreens to all opening windows and standard sliding doors
- Keyed locks to all windows and sliding doors
- RP4 door seals to all external hinged doors
- Builders standard skylight to retreat area as per plan

KITCHEN

- Laminate and/or Silk finish laminate to cupboard fronts including overheads
- Laminate benchtops with postform edge
- Melamine shelving to WIP as per plan
- Bulkhead to kitchen as per plan
- 1.75 stainless steel sink
- Kitchen sink mixer from Grande range.
- Dishwasher provision only

APPLIANCES

- 600mm stainless steel under bench oven, 600mm wide gas hot plate and 600mm slideout rangehood from builders standard range.

BATHROOM & ENSUITE

- Standard laminate benchtops with postform edges to vanities. Standard laminate cupboard doors to vanities.
- Mirrors (full width of vanity) to ensuite and bathroom up to 2100mm
- Chrome floor grates
- Fan/Heater lights to all bathrooms
- 1675mm long bath
- Framed shower screen
- China basins with mixer taps
- China close coupled toilet suite
- Wall mixer with standard 215mm outlet to bath
- Wall mixer with fixed standard outlet to shower alcoves
- Chrome bathroom and toilet accessories

TILING

- Tiled portico/verandah & alfresco as per plan
- Ensuite and bathroom floor and wall tiles (2000mm to shower alcove and 1200mm to main walls)
- Tiling to bath hob
- Tiling to WC and laundry to floor and skirting only
- Tiling to laundry above trough to standard height
- Tiling to kitchen splashback to underside of overheads

PAINT

- 2 coat paint system throughout from builders standard colour palette and 1 coat to render
- One internal wall in feature paint colour from builders standard colour palette

ELECTRICAL

- Clipsal Iconic standard white cover plates
- Ample standard light and power points
- Hardwired smoke detectors with battery back-up
- 2 digital TV points
- NBN provision

BEDROOMS

- Robe to Bed 1 with melamine shelf and hanging rail
- Sliding robes to bedrooms with vinyl doors, as per plan

DOUBLE STOREY ONLY

- Stairs in MDF ready for future carpet by owner with Pine standard handrail
- Insulation between floors R1.5

** Items within this specification may be subject to change without notice*

WELS WATER RATING INFORMATION

KITCHEN



Kitchen Sink mixer from Grande range WELS 4 star rating, 6.6 litres per minute

BATH & ENSUITE



China basin and mixer tap WELS 5 star rating, 5.17 litres per minute



China close coupled toilet suite WELS 4 star 4.5/3 litres per flush



Wall mixer with fixed standard outlet to shower to alcoves WELS 3 star rating, 8.25 flow rate

Terms & Conditions. Images are for illustrative purposes only. Paving, driveways, storm water, landscaping, carpet and tiling to living areas, light fittings, curtains, frieze tiles, heating and cooling, dishwasher, microwave, security and home theatre systems, septic and associated drains, unless specified are not included in the pricing. Bushfire and corrosion zone requirements are not included. All starting prices are based on a level site, standard footings and wind speed of N2. Builders Lic G1191519. Member of HIA & MBA