

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 brick, based on Dechellis design
- Portico/Verandah & alfresco based on Dechellis design
- 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)
- Wet area plasterboard
- 90mm profiled cornice throughout home internally, 55mm profiled cornice to garage
- 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
- Builders standard internal hinged doors throughout
- Builders standard entrance handle 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 based on Dechellis design

KITCHEN

- Laminate and/or Silk finish laminate to cupboard fronts including overheads
- Laminate benchtops with postform edge
- Melamine shelving to WIP based on Dechellis design
- Bulkhead to kitchen based on Dechellis design
- 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 high
- 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 based on Dechellis design
- 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

- Builders 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, based on Dechellis design

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 BLD312143. Member of HIA & MBA

We have been building homes for South Australian families for over 40 years and are family owned and operated. Our experience, knowledge and ability to create a home design the way YOU want it ensures you can be confident in your build.



AWARD WINNING BUILDER

Our dedication to providing clients with a quality home that exceeds their expectations has been paramount to our success. Our experience in design and building has earned us countless awards; which we believe is a statement of our outstanding skills and passion for what we do and believe in.



AFFORDABLE & QUALITY

We are competitive with our pricing and can deliver value to our clients. By creating a large range of home designs we are able to offer affordable, quality homes to a wider market. Our suppliers have been carefully selected to ensure that we offer the best choice in finishes to our clients.



FLEXIBLE HOME DESIGNS

We offer a large range of home designs to choose from – single storey, double storey, villas and courtyards. You can build one of our functional designs or if they don't quite suit your needs, we can customize our plans to suit your block or way of living to create your dream home.



CUSTOM DESIGN SERVICE

Our custom design service is perfect for clients that have very specific design requirements. Our team will look at your block, orientation and any other factors that need consideration, and work with you to design your home the way you want it. We have the experience and industry know-how to work with the challenges of various blocks of all shapes and sizes to create beautiful designs.



INCLUSIONS & SPECIFICATIONS

We offer two inclusion packages for you to choose from however we understand that everyone has their own personal style. Our consultants will work with you if you wish to customise your inclusions to suit your home. Ask our Building & Design Consultants for more information.



EXCELLENT BUILD TIMES

We have systems in place to ensure we build your home in the quickest time possible without compromising on our high standards and quality. Ask our Building & Design Consultants for more information on when you can be in your dream home.