

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
- 10 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

ROOFING

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

FACADE & EXTERIOR

- Bricks from builders standard range with matching brick on edge sills
- Raked natural grey mortar
- Concrete finish to portico or verandah as per plan
- Concrete finish to alfresco floor as per plan

GARAGE

- Garage in brick veneer fully plasterboard lined
- Standard roller doors with a choice of colours from builders standard range
- Light point and power point

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 villaboard to wet areas including back blocking
- 10mm plasterboard to walls and ceilings
- 55mm profiled cornice throughout home internally
- 67mm painted MDF skirting and architraves

CEILING HEIGHTS

- 2400mm high ceilings

PAINT

- 2 coat paint system throughout from builders standard colour palette (excluding render)

DOORS & WINDOWS

- Solid core front door from builders standard range
- Painted hollow core internal doors throughout
- Deadlocks to all external hinged doors
- Aluminium sliding windows with a choice of colours from builders standard range
- Flyscreens to all opening windows and standard sliding doors
- Keyed locks to all windows and sliding doors
- RP3 door seals to all external hinged doors
- Builders standard skylight to retreat area as per plan

KITCHEN

- Laminate kitchen as per plan
- Overhead cupboards to 2100mm high
- Laminate benchtops with postform edge
- Melamine shelving to WIP as per plan
- Corner cupboards where applicable
- 1.75 stainless steel sink from builders range
- Kitchen mixer tap from builders range
- Dishwasher provision only

APPLIANCES

- 600mm electric under bench oven and gas hot plate from builders standard range
- 600mm fixed rangehood from builders standard range

BATHROOM & ENSUITE

- Standard laminate benchtops with postform edges to vanities. Standard laminate cupboard doors to vanities.
- Full width mirrors to vanities up to 2100mm
- 1525mm long bath
- Fully framed shower screen with clear laminated pivot doors
- China 3 tap hole vanity basins
- Taps and outlet set to vanity basins
- Taps and outlet set to shower alcoves
- Taps and outlet set to bath
- Acrylic toilet suite
- Chrome bathroom and toilet accessories

TILING

- 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

ELECTRICAL


- Light and power points from builders range
- Hardwired smoke detectors with battery back-up
- 1 digital TV points
- NBN provision


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

WELS WATER RATING INFORMATION

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

BATH & ENSUITE  Taps and outlet set to vanity basins WELS 5 Star rating, 5.8 litres per minute

 Acrylic toilet suite WELS 4 Star rating, 4.5/3 litres per flush

 Taps and outlet set to shower alcoves WELS 5 Star rating, 5.8 litres per minute

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