

ADELAIDE SILVER INCLUSIONS

Preliminaries

- Engineer's report (including soil test, contour plan & wind speed)
- Full working drawings
- Bushfire Assessment (if required)
- Planning & building approvals
- 5-star energy rating
- Construction Industry Training Levy
- Building Indemnity Insurance

Services

- Water & Sewer connection fees
- Water – up to 12m allowed
- Sewer – up to 45m allowed
- Electricity – single phase underground – up to 12m allowed
- Telephone – up to 12m allowed
- Gas (if applicable)

Site works & foundations

- Site scrape (based on a level site)
- Allowance for 'S' type soil
- Allowance for 100mm rubble base
- Raft footing 300x300 with Y24 rods T&B & 100mm slab with F72 mesh
- Concrete pump allowed for single pour
- Engineer's footing inspection/s
- Soil removal up to \$500 after footings excavated

Termite treatment

- Homeguard shields by Adelaide Pest Control

Framing

- Steel wall & roof framing with 50 year metal warranty
- Framing for 28 m/sec wind speed
- For 2-storey homes treated timber upper floor framing

External features

- Standard brickwork chosen from Austral, CSR or Boral standard ranges
- Raked or rolled joints with standard grey mortar
- Finished concrete to porches or front verandahs
- Colourbond roof sheeting
- 22.5 degree roof pitch
- Colourbond fascias, gutters & downpipes
- Stormwater piped to the street – 50m allowed
- Stegbar sliding windows & external sliding doors
- Vent locks to sliding windows
- Patio bolts to sliding doors
- Corinthian Eco timber external door frames with built-in weather seal
- Corinthian PCL4 entry door
- Solid core door from garage to house
- Solid core door to garage (if applicable)
- Single cylinder deadlocks to entry door & door from garage to house
- Raven RP4 weatherseal to door from garage to house
- B&D manual Roll-a-door/s to garage
- 2 external taps (1 front & 1 back)

Internal features

- 2400 ceiling height to single storey homes
- 2550 ceiling height to ground level of 2-storey homes
- Plasterboard to ceilings & walls
- 55mm standard cove cornice
- R3.0 glassbatt insulation to ceilings
- R2.0 glassbatt insulation to external walls except garage
- Selected 90mm skirting
- Selected 67mm door & window architraves
- Pre-coated pre-hung internal door frames with readicote doors
- Schlage Orbit or Plymouth door furniture
- Deadlocks to entry door & door from garage to house

Plumbing & gas fitting

- Hot & cold water plumbing using Rehau piping
- Gas fitting for cooktop & HWS (if applicable)
- Rinnai 20 Instantaneous gas HWS to 2/3 bedroom homes
- Rinnai 26 instantaneous gas HWS to larger homes
- Connection from rainwater tank location to 1 toilet in house

Plumbing fittings & taps

- White 1540 acrylic bath
- Fowler white ceramic basins (as displayed)
- 45 litre stainless inset laundry trough
- Clark Advance 1.5 bowl stainless steel kitchen sink
- Caroma Cosmo Eco Toilet Suite/s - white
- Tasman mixer taps to kitchen & laundry
- Dorf Retro taps & outlets to bathroom/s
- Hidden washing machine outlets with separate taps
- All taps & toilet suites supplied are WELS rated

Bathroom accessories

- Regency clear glazed framed shower screens
- Ceramic 200mm shower shelf
- Frameless mirror over full length of each vanity
- Dorf Retro double towel rails & toilet roll holders

Cabinets & robes

- All cabinets with square edge doors, ABS edging & post-form benchtops
- Kitchen bench cabinets, pantry & wall oven tower (as shown on plan)
- Vanity cabinets (as displayed in Sorrento display home)
- Laundry broom and bench cabinet (as displayed)
- Regency vinyl sliding doors to all robes & linen cupboards
- Shelf with hanging rail to WIR

Kitchen appliances

- Smeg stainless steel gas SAR60X or elec SE435X cooktop
- Smeg stainless steel electric oven SA410X (wall or under bench)

Tiling

- Tiles chosen from Beaumont Tiles silver or gold ranges, or Italia Ceramics yellow range
- Floor tiling to bathroom/s, toilets and laundry
- Wall tiling to shower 2000mm, and to remainder of bathroom/s 1200mm high (excluding separate vanity area)
- Skirting tile to laundry and 400mm wall tiling above bench cabinet & trough
- Wall tiling to kitchen 600mm above bench cabinets

Electrical

- Clipsal white light switches & power points
- Double power points – 3 to master bedroom & family rooms, 2 to kitchen & all other bedrooms, 1 to dining room, bathrooms & laundry
- Single power points – 4 to kitchen for fridge, cooktop, microwave & dishwasher
- 1 weatherproof power point for HWS
- Internal light points – 1 to entry, dining, bedrooms, bathrooms, laundry, garage/carport, 2 to living room, & 3 to kitchen
- External light points – 1 by each external door & front of garage
- Sensor to front of garage
- 2 free-to-air TV points (no aerial)
- 2 smoke detectors
- 3 exhaust fans (with mushroom vents)
- Safety switches

Painting

- Solver gloss enamel to external doors
- Solver Duragard to other external
- 2-coat system to internal walls using Solver Washable Suede
- Flat white acrylic to ceilings
- Solver satin or gloss enamel to doors, skirting & architraves
- Ceilings, walls & woodwork to be 1 colour each

General

- All building debris removed from site during construction
- Full house clean (including windows) at completion of construction
- Three months maintenance period
- Ten year Structural Guarantee
- *You will not be asked to sign a Building Contract until all preliminary work has been finalized, and you have made all your selections*
- *Your Building Contract will then be a fixed price and will not change unless you ask for any variation*

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