

Real Homes... Real People



Real Value – In fact streets ahead!

CHECKLIST COMPARING BUILDERS INCLUSIONS

To find out who comes out best...

SILVER INCLUSIONS	Cavalier Adelaide	Builder 2	Builder 3
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	✓		
▪ Colorbond 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 or PURB series 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	✓		

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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	✓		
Imperial Novad ceramic white vanity basins	✓		
45 litre stainless inset laundry trough	✓		
Clark Advance 1.5 bowl stainless steel kitchen sink	✓		
Avon Cleo Pan Pac white toilet suites with ceramic cistern	✓		
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	✓		
Floor tiling to bathroom/s, toilets and laundry	✓		
Wall tiling to shower 2000mm, and to remainder of bathroom/s 1200mm	✓		
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 &	✓		
Single power points – 4 to kitchen for fridge, cooktop, microwave & dish-	✓		
1 weatherproof power point for HWS	✓		
Internal light points – 1 to entry, dining, bedrooms, bathrooms, laundry,	✓		
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	✓		

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SILVER INCLUSIONS	Cavalier Adelaide	Builder 2	Builder 3
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	✓		
<i>You will not be asked to sign a Building Contract until all preliminary work has been finalized and you have made all your selections.</i>	✓		
<i>Your Building Contract will then be a fixed price and will not change unless you ask for any variation.</i>	✓		
Cavalier Homes Adelaide & Qualdel Homes Silver Inclusion maybe varied from time to time without notice. Reference Date December 2008			

Cavalier Homes Adelaide and Qualdel Homes highly recommend the “Your Home” website as an independent source of information that contains “a suite of consumer and technical guide materials and tools developed to encourage the design, construction or renovation of homes to be comfortable, healthy and more environmentally sustainable.”

The following excerpt is taken from www.yourhome.gov.au and tells you how to factor in all the costs associated with building your home. The best way to prepare your budget is to start by comparing inclusions from say three builders. That way you can quickly find out who is going to give you the best “inclusions” deal.

“When you visit a display home village, the prices displayed are usually base house prices, from which point you can choose additional upgrades and features. It’s often difficult to compare ‘apples with apples’ because what’s offered as a standard inclusion by one home building company may not be offered by another.

Many home buyers say they wish they’d known about the hidden costs right from the start. To help with your budgeting, check with your builder about which of the following items are included in the price you’ve been quoted:

- Council approval
- Construction insurance premiums
- Soil test by a qualified engineer
- Connections to services
- Excavation and drainage
- Driveways and landscaping
- Legally required construction extras (eg. scaffolding, security fencing)
- Lighting
- Floor finishes (e.g. carpet, tiles etc)
- Kitchen cabinets, benchtops, sinks and appliances
- Curtains and blinds

Make sure the cost of meeting State and Local council regulations (such as extra insulation, rainwater tanks, etc) has been factored into the quoted price.

Take time to think about your budget – this is your chance to lock in features that hold their value and save you money, such as :

- Quality design that uses space cleverly
- A comfortable home with a high star rating
- Water and energy saving features.

Many of these features come at no extra cost, and those that do cost more upfront are usually quickly paid for by savings in energy, water and maintenance bills.

FREQUENTLY ASKED QUESTIONS

Are there footings and slab included in the price? Yes, in all our pricing before an Engineer's Footing Report is available we include allowance for 'S' type soil - 100mm rubble base, raft footings 300x300 with Y24 bars top and bottom, and 100mm slab with F72 mesh. Also allowed is concrete pump hire for a single pour and 2 Engineer's Inspections

Is it our practice to upsell?

No, we do not sign a Building Contract until all decisions have been made about fixtures, fittings and finishes. This way you know the total price before the building contract is signed.

Is it necessary to upgrade your fixtures and fittings to provide a reasonable standard? No, our price includes quality fixtures and fittings. However if you wish to upgrade your selections, that is your choice, and we will provide pricing for you before you make any final decision and sign a building contract.

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