

Australian Classic Homes - Prestige Silver Specifications

PLEASE READ THIS SPECIFICATION CAREFULLY WHEN COMPARING TO OTHER BUILDERS TO COMPARE APPLES WITH APPLES. NOTE - THE FEATURES OF THIS SPECIFICATION HAVE BEEN UPGRADED SUBSTANTIALLY TO PROVIDE A BETTER LEVEL OF FINISH.

Site Works

- Includes scraping of site & 100mm rubble compacted base under slab - other Site Cut / Fill to be charged separately.

Footings

- Grillage Raft Footing based on Standard footings subject to Engineers Report.
- No allowance for Piers, 125mm Slab or Removal of Soil

Termite Treatment

- Termiseal to plumbing penetrations per AS 3660.1. including 10 Year Warranty per Manufacturer Specifications (Note: No chemicals)

Brickwork

- Rendered finish to front of houses with Acrylic Coating which provides a much more durable finish than cement render
- Choice of Face Brick to remainder of house from builders standard range, grey mortar with Raked Joints.

Internal Walls

- Ceiling Heights 2700mm high to Ground Floors & 2400mm high to First Floors lined with Plasterboard including R1.5 Insulation Batts to outside walls.

Ceilings

- Fibre Reinforced Supaceil Plasterboard (or similar) with 55mm Standard Cove Cornice.

Insulation

- Insulation Batts to ceilings under main roof R3.0 Batts.

Roof Covering

- Choice of Cement Tiles from builders Standard range or Colorbond sheeting where applicable with Colorbond fascias and choice of gutters.

Windows

- Aluminium Awning Sash to Front Elevation & Aluminium Powder coated Sliding Sash to balance including window locks and flyscreens with aluminium mesh.

Doors

- Front Door from Humes Trend Range.
- Rear / Side Flush Panel Paint Grade Solid Core.
- Internal - Humes Accent Range or Moulded Door Range (not including Glass Doors).
- Garage - Colorbond roller doors
- Door Buffers to all doors

Hardware

- External – Gainsborough Terrace Entrance Set with Deadlock – Choice of colours.
- Internal – Gainsborough Terrace Knobs with Privacy Sets where applicable.
- Includes Door Seals to all external doors and Cushion Stops to internal doors.

Moulding

- Skirtings 67 x 18 Pre-Primed MDF with choice of profile.
- Architraves 67 x 18 Pre-Primed MDF with choice of profile.
- Door Jams 18mm Pre-Primed MDF

Staircase

- By Stairlock Australia MDF Treads & Stringers with choice of Painted Balustrading.

Joinery

- Kitchen as detailed on plans from Builders Range with Vinyl Wrap Doors, Laminate Post Formed Tops, Pot Drawers, Bank of 4 drawers with Cutlery Tray & Overheads above hotplate & fridge included.
- Vanity Units & Laundry Cupboards – Vinyl Wrap Doors
- W.I.R. – Includes top shelf & rail
- Linen Press included where shown on plan.

Electrical

- Service to house including phone wiring provision (in the same trench) up to 12 metres.
- Safety Switch & Hard Wired Smoke Detectors linked together included.
- Clipsal 2000 Series light and power points (min 2 double power points per living area), Exhaust Fans to Bathrooms, TV Point to Family room, 1 Telephone Point.



Listen, advise and create

Appliances

- Omega Stainless Steel Appliance Package comprising of Oven, Hotplate & Rangehood.
(If you require a Dishwasher, check with our Consultant for a great deal).

Hot Water Service

- Rinnai Continuous Flow Style Unit fitted into wall with recess box

Sanitaryware

- Sink - Stainless Steel Radiant R127 1¼ bowl inset style with Basket Waste.
- Trough – Stainless Steel Clark 8011 45L Trough & Cabinet with Rinse By-Pass Kit.
- Toilet Suites – Caroma Profile Suite
- Bath – Choice of Careeba or Maxton 1525mm long bath
- Vanity Basin – Choice of Vitreous China Basins from Builder's Range – Inset or Semi-Recessed as shown on plans.
- Sewer allowance up to 50 metres.

Tapware

- Stylus Venecia Taps in Chrome.
- Kitchen & Laundry - Venecia Sink Mixer in Chrome.

Fittings

- Choice of accessories matching tapware.
- Stegbar 'Softline' Full Cubicles to Shower with Pivot Door with Clear Safety Glass (Standard Height)
- Mirrors included Full Width of Vanity.

Tiling

- Select from Builder's Silver Range
- Bathrooms generally 1200mm high and 2000mm to Shower.
- Kitchen up to 600mm over benches.
- Laundry up to 450mm over trough and washing machine.
- Tiled Front Porch or Verandah where shown.
- Generous allowance from our Silver Range of Tiles.

Painting

- External 2 coats of Solver Duraguard to woodwork & 2 coats of flat acrylic to eaves.
- Internal 2 coats of Maxiwash Flat Acrylic to walls & 2 coats of flat acrylic to ceilings & Satin Enamel finish to woodwork & internal doors.
- Includes up to 2 different wall colours throughout to inside.

Rainwater Tank

- The Law now states that all houses are required to be connected to a rainwater tank.
- There are a number of ways this can be achieved and your consultant will speak to you in regards to the options.
- We have included in our price a 1000 Litre tank with an Automatic Rainbank Pump system connected to a toilet.

Fees

- Council Planning and Building application fee, SA Water standard pre-laid water and sewer connection are all included.

Plans

- Included in the price is the cost of the planning and working drawings, soil report & engineer's footing design and wind category determination.
- Feasibility plans, concept sketches and individual designs are charged separately to the above planning and working drawings.
- The cost of contour plans for sloping sites will be additional.
- Sliding Robes are shown on plans for illustration purposes only, and can be Quoted on an individual basis (Note: WIR Shelving is included as previously noted).

Terrain

- Pricing allows for building to a maximum design wind speed of 33m/second.

Energy Efficiency

- All of our homes have included in the price the current minimum requirements for Energy Efficiency in accordance with the Building Code of Australia i.e. 5 STAR RATING.

Maintenance

- In addition to a 13 week liability period, your home is covered by a Home Owners Warranty Policy which provides a guarantee against structural defects for a period of 5 years.

DUE TO TECHNICAL DIFFERENCES BETWEEN THE STYLE OF HOMES SOME SPECIFIED ITEMS MAY VARY SLIGHTLY.

CURRENT FROM 1st DECEMBER 2009.



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