



### Preliminaries

- ▲ Architectural drawings & engineering soil report
- ▲ Planning & building application fees including Construction Industry Training Levies
- ▲ Housing Indemnity Insurance
- ▲ Fully sewerred & connected to comply with SA Water regulations
- ▲ SA Water fees
- ▲ Water meter & SA Power Networks connection
- ▲ Gas connection
- ▲ Quality site supervision
- ▲ 5 year building warranty
- ▲ 3 month maintenance period

### Site Work & Preparation

- ▲ To level block including 100mm of rubble
- ▲ Any Trench and Site Prep Soil removal

### Floor & Footings

- ▲ Footings Design and Steel Requirements as per Engineering Specification
- ▲ Waterproof Slab edge Protection to exposed slab edges
- ▲ Engineer inspections as required
- ▲ Concrete line pump

### White Ant Treatment

- ▲ Termi Mesh to slab penetrations in accordance with AS 36601

### Walls

- ▲ Internal timber studwork
- ▲ Aerated Concrete panel to walls as per plans
- ▲ Acratex render to part side, rear elevation and exposed side elevations

*Note: price excludes rendering or paint finish to walls adjoining and concealed by neighbouring allotments*

- ▲ Specific cladding detail to be as per individual elevations

### Ceilings & Wall Linings

- ▲ Ceiling heights as per plan
- ▲ 75mm cove cornices to all wall/ceiling junctions throughout
- ▲ Internal wall linings 10mm plasterboard
- ▲ Flat type ceilings 'Span 600' or equivalent plasterboard

### Windows

- ▲ Aluminium awning windows with flyscreens
- ▲ Bedroom 2 roof opening window included for boundary-to-boundary designs only
- ▲ Timber reveals throughout

### Glazing

- ▲ Clear glass throughout with obscure glass to bathroom & toilet

### Roof & Guttering

- ▲ Zinalume Trimdeck roofing or Colorbond Trimdeck as per individual design
- ▲ Roof pitch minimum 2 degrees
- ▲ Gutters quad profile zinalume; painted
- ▲ Downpipes 75mm to front & rear
- ▲ Eaves as per plan

### Insulation

- ▲ Glass wool insulation Batts (R 2.0) to external walls
- ▲ Glass wool insulation Batts (R 4.0) to ceilings

### Doors & Woodwork

- ▲ External entry door Hume 'Duracote Tempered Hardcore' solid core 2340mm high
- ▲ Internal doors Hume Flushpanel 2340mm high throughout
- ▲ External Dowell aluminium Sliding Door to living
- ▲ Internal jambs to be customwood

- ▲ 68mm x 14mm customwood skirting boards ('SAHT' profile)
- ▲ 68mm x 14mm customwood architraves

### Door Furniture

- ▲ Front door Lockwood Pull Handle Set
- ▲ Internal door handles Lockwood Symmetry Series Levers throughout
- ▲ One (1) privacy latch included
- ▲ Weather seal to external entry door
- ▲ All external locks keyed alike

### Carport

- ▲ B & D colorbond manual roller door to rear
- ▲ Carport floor in natural grey concrete

### Main Floor Finishes

- ▲ Front patio ceramic tiles laid square
- ▲ Timber laminate floating floor boards installed to entry, passage, meals and living
- ▲ Carpet laid on foam underlay to bedroom 1 & 2

### Floor & Wall Tiling, Sanitary ware & Fixings to Wet Areas

- ▲ Ceramic Tiles laid square

### Bathroom

- ▲ Wall tiling 200mm high
- ▲ Floor tiling including shower
- ▲ Shower Alcove 2000mm high
- ▲ One (1) ceramic 'Tasman' basin
- ▲ Toilet suite Whiteley close-coupled including seat & pan
- ▲ Stegbar 'Softline Series' framed pivot door shower screen in clear glass; chrome or white
- ▲ Mirror polished edge
- ▲ Chrome floor grates & basin pop up wastes included
- ▲ Alder Star single towel rail & toilet roll holder
- ▲ Alder Star tapware throughout

For documents on the individual schedule of finishes, fittings and inclusions contact Devine.

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Coventry Road, Evanston Gardens SA 5116



## Kitchen

- ▲ Wall tiling (nom) 600mm high above bench (up to overhead cupboards where applicable)
- ▲ Alder Star Kitchen Sink mixer
- ▲ Kitchen Sink with drainer

## Laundry

- ▲ Tiles 600mm over trough including one row skirting tile to wall
- ▲ Milena MTC-35WHR 35L Trough and Cabinet
- ▲ Alder Star Mixer Tapware

*Note: All wall floor & bench top tiling junctions are waterproofed silicon sealed*

## Plumbing

- ▲ Rehau or similar pipe work by builder
- ▲ Dishwasher provision and installation included
- ▲ Fully sewerred & connected to comply with SA Water regulations
- ▲ External Bibcock taps one (1) on main service run and one (1) over flood gully

## Oven, Hotplate & Range Hood (Stainless Steel)

- ▲ Smeg SAC561X 60cm Electric Oven (8 Function Fully Automatic)
- ▲ Smeg CIR66X 60cm Gas Cooktop (with Wok Burner)
- ▲ Smeg SAH460SS 60cm Retractable Rangehood
- ▲ Smeg DWA214S underbench Dishwasher

## Hot Water Service

- ▲ Gas Rinnai Infinity 26 instantaneous system with 2x standard Temperature Controllers

## Painting

- ▲ External & Internal two (2) coats of paint

## Electrical

- ▲ Mains supply to be single phase
- ▲ Common utility box
- ▲ Eight (8) single light points
- ▲ Three (3) external lights with contemporary light fittings
- ▲ One (1) exhaust fan to Bathroom
- ▲ Two (2) two-way light points
- ▲ Three (3) single power points
- ▲ Eleven (11) double power points
- ▲ One (1) weatherproof outlet for gas hot water service
- ▲ Light & power point provisioning to carport included

- ▲ Circuit breakers and earth leakage safety switches
- ▲ Earthing galvanised bent rod connected to foundation mesh
- ▲ One (1) self contained smoke alarm complying with AS3786 connected to consumer mains power with 9v battery back up

## Fibre Optic

- ▲ Fibre optic cable provisions included as detailed below:
- ▲ Electrical meter box included
- ▲ One (1) Telephone point
- ▲ One (1) Data point
- ▲ One (1) TV point
- ▲ Installation of any Network Connected Devices and Distribution hub(s) by owner

## Joinery

### Kitchen

- ▲ Doors plain prelaminated water resistant board finish
- ▲ Post form bench tops
- ▲ Overhead cupboards with adjustable shelf

### Bathroom

- ▲ Doors plain prelaminated water resistant board finish
- ▲ Laminated tops with square edge

### Laundry

- ▲ Bi-fold laundry cupboard doors

### Linen

- ▲ Two door cupboard with adjustable shelves

### Bedroom 1

- ▲ Stegbar vinyl sliding robe doors including shelf & hanging rail

## Fencing

- ▲ Specific front fencing detail to be as per individual elevations
- ▲ Colorbond Good Neighbour to boundary sides and rear

## Landscaping, Perimeter Paths, Driveway & Storm water

- ▲ Carport floor natural concrete
- ▲ Front path and rear 900mm wide path in Boral concrete pavers 200x200mm laid in brick pattern
- ▲ Stepping stones from rear block off fence to rear path
- ▲ Gravel to front garden and rear yard area
- ▲ Plants to front of terrace & rear side of carport, facing lane
- ▲ Manual irrigation included

- ▲ Stormwater included to Engineer's Specifications
- ▲ Clothes line included

## General

- ▲ Complete site clean and professional builder's interior clean prior to handover
- ▲ Building debris removal by builder