

Adelaide Green Homes



Standard Inclusions

External Features

A External walling

Rendered Hebel Power Panel with 1 coat of Dulux Acra Shield paint.

James Hardie external cladding products.

B Doors

Corinthian front hinged door, paint finished from Madison Range, 2340mm high (refer working drawings for door width).

Sliding doors, aluminium, powder coat finish (home specific, refer working drawings).

Laundry hinged door, flush, 2340mm high x 820mm wide. Powder coated aluminium double glazed door.

C Door Hardware

Front door: Gainsborough trilock entry set with deadbolt and doorstop, matt black included.

D Windows

Powder coated aluminium double glazed windows with locks to openable windows.

Aluminium double glazed, powder coated sliding doors (home specific, refer working drawings).

Insect Screens

Aluminium framed, powder coat finish to match windows with mesh fitted to all openable windows and aluminium sliding doors (excludes hinged, sliding stacker and bi-fold doors).

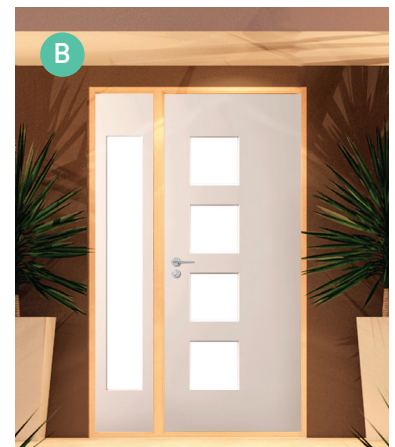
Plumbing

Colorbond metal fascia, barge, gutters and PVC downpipes.

2 external garden taps, 1 wall mounted and 1 freestanding next to flood gully.

E Garage

Steel line classic collection range panel lift door, standard colorbond colours, with 2 remotes per door provided.



Kitchen

Sink

Harmony Bassini Sink 1.75 Bowl Left Hand End Bowl 1 Tap Hole 1080mm in Stainless Steel.



Tap

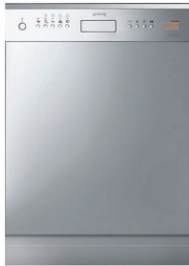
Wish2 Pin Sink Mixer in Black.

Microwave Provision

600mm x 450mm incorporated in kitchen base cupboards, including single power point (microwave not included).

Dishwasher Provision

Smeg dishwasher included.



Appliances

Oven

Smeg SFA63M3TVX Classic 600mm Thermoseal Oven in Stainless Steel.

Hot Plate

Smeg PIP364D1 600mm induction cooktop.

Rangehood

Smeg PUM610X 600mm Concealed Undermount Rangehood



Kitchen Cabinetry

Cupboards

Selection from Polytec laminate colours in matt and sheen finish for doors and drawer fronts throughout.

Drawers

2 x banks of 3 pot drawers, 1 x bank of 4 drawers.

Bench Tops

20mm Silestone to kitchen tops.

Handles

Handles to be selected from Builders Range, lots to choose from.

Laundry

Trough

Acero 45 Litre Inset Laundry Tub 1 Tap. Hole Left Hand Side with Overflow in Stainless Steel.

Tap

Wish2 Pin Sink Mixer in Black.

Cupboard

800mm wide cupboard, board selection from Polytec laminate colours in matt and sheen finish for door fronts.

Bench Top

Laminate bench top from Polytec laminate colours in matt and sheen finish, post form edge.



Bathroom and Ensuite

Mirrors

900mm high mirrors, 4mm polished edge, full width to all vanities.

A Vanity

Designer vanity with board selection from Polytec laminate colours in matt and sheen finish and laminate bench top.

B Basins

Pacto 450 Inset Basin 1 Tap Hole
Integrated Overflow in White Gloss.

C Bath

Select Bath 1525mm with Overflow Hole in White.

D Shower Screens

Semi-frameless shower screen with clear glass and pivot door.

E Tap and Outlets

Wish2 Pin Wall Bath Mixer Set 220mm
Fixed Spout in Black.

F Wish2 Pin Basin Mixer Save Mode Fixed 165mm in Black.

G Shower: Wish2 Pin Bath Shower Mixer with Round Back Plate in Black. Optima Wall Shower Arm & Rose in Matte Black.

H Bathroom Accessories

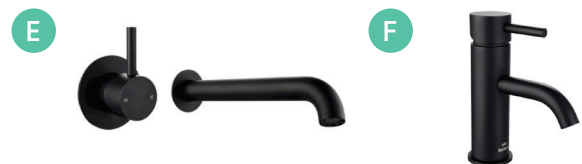
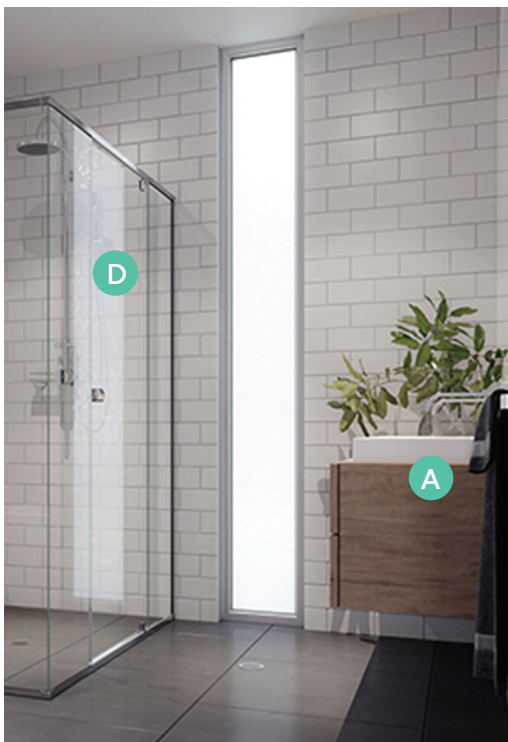
Wish Double Towel Rail 600mm in Matt Black.

Wish Towel Ring in Matt Black.

Wish Toilet Roll Holder in Matt Black.

I Toilet Suite

Seima Limni 3 Easy Height Back to Wall Suite Dual inlet with Classic Soft Close Seat.



Ceramic Tiling

Floor Tiles

Ceramic floor tiles to laundry, bathroom, ensuite and toilets as per standard working drawing.

Aluminium metal trim to doorways/ openings abutting alternative floor covering.

Shower Bases

Beaumont Tiles Builders Gold Range, ceramic floor tiles, with square insert tile grate.

Wall Tiles and Bath Hob

Beaumont Tiles Builders Gold Range tiles 2300mm high in shower and 1200mm high tiling to reminder..

Mitered tile junction to any nib walls and hob/riser junction.

Skirting Tiles

Beaumont Tiles Builders Gold Range tiles to laundry, powder room(s) and toilets as per standard working drawing.

Internal Features

Ceiling Height

2700mm ceiling height throughout, unless otherwise noted.

Mouldings

Skirtings — 87mm high.

Architraves — 67mm wide.

Cornice — 55mm cove.

Room Doors

Corinthian flush panel 2340mm high with door stops.

Room Door Hardware

Choice of Gainsborough G4 Range lever handles, privacy locks to bathroom, ensuite and WC, matt black included.

Paintwork

External

Front Door – sealer undercoat with 2 enamel top coats.

Other Hinged Doors and Sliding Doors – sealer undercoat with low sheen acrylic top coats.

PVC Downpipes – 2 coats of low sheen acrylic, 1 colour.

Internal

Walls – 3 coats to walls, with premium Haymes Paint LOW VOC Eco Paint system.

Ceilings – 2 coats to interior ceiling, white flat acrylic.

Woodwork and Doors – sealer undercoat with 2 coats of acrylic enamel in Haymes Paint LOW VOC Eco Paint system.

Storage

Shelving

Robes – 1 white melamine shelf and hanging rail.

Walk-in Robe – 1 white melamine shelf and hanging rail.

Pantry/Linen – white melamine shelving.

Broom – 1 white melamine shelf.

Doors

Robes — vinyl finish sliding doors with aluminium frame.

Walk-in Robe – open shelving only where no doors are indicated on working drawings.

Pantry, Linen and Broom – doors selected from Polytec laminate colours in matt and sheen finish.

Stairs

Stairs:

Handrail — 50mm diameter round painted hand rail, painted to match woodwork with stainless steel brackets.

Stringer — MDF cut gloss paint finish.

Treads and Risers – MDF ready for carpet install over.

Electrical

Power Points

Single power outlets to dishwasher, microwave, clothes dryer and washing machine locations.

Double power points throughout, (amount dependent on individual design).

Internal Light Points

5 x Fixed batten holder light points.

15 x Clipsal LED downlights.

External Light Points

Fixed batten holder points to entry and rear.

Ceiling Fans

3 x ceiling fans from Clipsal's builders range.

Smoke Detector

2 x photo electric smoke alarms surface mounted.

Switch Plates

White Clipsal Iconic.

Exhaust Fans

Above all showers, laundry and to water closet, vented to atmosphere.

TV Point

2 x TV points including 5m of coaxial cable to roof space.

TV Antenna

Metro TV antenna mounted externally on roof.

Telephone Point

1 telephone point with wall plate and 1 category 6 data point, terminated in garage.

Safety Switch

2 RCD safety switches and circuit breakers to meter box.

Solar

6.6kW solar system included – panel location subject to final design.

Plumbing

Hot Water Service: 300L heat pump.

Rainwater loop provision connected to nearest WC and either HWS or Laundry cold water outlet

Connections

Power Supply

Three phase consumers mains from meter board location to service providers connection point up to 10 metres.

Telephone and Fibre Service

Standard conduit from Madison box to garage (max 10m run) to NBN compliance. Includes phone cable and 1st phone point ready for installation by distributor.

Sewer Drains

Up to 40 lineal metres of drains, including connection to legal point of discharge.

Gas Reticulation

No gas connection as all electric homes are the most energy efficient.

Cold Water Supply

Up to 10 lineal metres of cold water service pipe from Supply Authority, water metre to external wall of home.

Pre-Construction

Contract

Official Housing Industry Association Building Contract.

Reports

Engineers soil report, footings and construction report.

Fees

Council building application fees.

Insulation

Ceiling

R6 glasswool batts to all ceilings excluding subfloor.

R3.5 glasswool batts to subfloor space (if two storey).

Walls

Internal walls to have R1.5 glasswool batts to all internal walls.

All external walls to have R4 total glasswool batts (other builders standard is R2, we do double that as a standard).

Sisalation

All external walls to have sisalation and under roof sheets to be R1.3 roof blanket.

Site Works

Building Pad

Allowance for compacted building pad with 100 tonne of import fill to create bench level.

Slab and Footings

Grillage raft slab with 200mm wide x 450mm deep beams reinforced with 1/N20 reinforcement rod top and bottom. (Outdoor rooms: strip footing beams only, set down for future paving by owner).

100mm thick slab reinforced with 1 layer SL72 reinforcement mesh.

PC SUM site vegetation removal.

Termite Treatment

Physical termite protection to external perimeter and all penetrations.

Frame

Walls

140mm thick timber frame to external walls and 90mm thick internally.

Joists

Engineered first floor joists to engineers specification.

Roof

Stabilised timber roof trusses.

Display Home

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