



CLASSIC  
INCLUSIONS  
SOUTH AUSTRALIA



CREATED BY



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## PRE-CONSTRUCTION

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### CONTRACT

50 year structural guarantee

3 month defects period

Indemnity & builder's risk insurance /  
Public liability & Construction insurance

Wind speed up to 33m/s (N2)

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### REPORTS

Construction drawings

Energy efficiency assessment

Engineer's construction report

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### FEES

Council Approval application fees

Service Connection Fees - standard metro  
water & sewer connection to existing  
service only

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### SUNDRIES

Chemical site toilet for construction &  
removal of builder's construction debris

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## SITE WORKS

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### SITE PREPARATION

Scrape site and supply and spread  
100mm of under slab fill

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### SLABS & FOOTINGS

200 x 450mm Grillage Raft Footing System

100mm concrete slab with SL72 mesh,  
20mpa concrete

Concrete pump allowed for single pour

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### TERMITE TREATMENT

Termite treatment (Termimesh) to  
penetrations in accordance with A.S.  
3660.1-2000

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## INSULATION

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### CEILING

R4.0 Ceiling Insulation (excl garage)

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### EXTERNAL WALLS

R1.5 insulation to external walls of house  
(excl garage)

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## CONNECTIONS

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### POWER SUPPLY

Electrical service connection (up to 11LM  
single phase from connection point / 1x  
common service trench)

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### TELEPHONE & FIBRE SERVICE

Communications supply connection (up to  
11LM conduit only / 1x common service  
trench)

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### SEWER DRAINS

Up to 60LM meters from connection point

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### COLD WATER SUPPLY

Water service up to 11LM from  
connection point

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## FRAME

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### WALLS

2400mm ceiling height & 90mm timber  
frame walls with 10mm plasterboard  
linings

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## ELECTRICAL

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### POWER POINTS

Suitable allowance of single and double  
power points

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### INTERNAL LIGHT POINTS

To all rooms

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### EXTERNAL LIGHT POINTS

To all doors

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### SMOKE DETECTOR

Hardwired smoke detectors - per AS 3786  
requirements

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### SWITCH PLATES

Clipsal 2000 series - white

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### EXHAUST FANS

Bathrooms - exhaust fan (1x per shower)

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### TELEPHONE POINT

NBN Provision for Future Connection  
by Owner

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### SAFETY SWITCH

Electrical safety switch - per AS3000  
requirements

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# EXTERNAL FEATURES



Image includes some non standard items

## A BRICKWORK

Face brick - standard size clay from builder's standard range (refer to inside back cover)

Brick joints - natural grey mortar & ¾ brick window sills

## B ROOF

Choice of Colorbond (refer to inside back cover)

## C DOORS

Front Door - Corinthian PCL4 or PMAD101, painted, clear glass where applicable, 2040mm high

Other external - Flushpanel Solidcore Tempered Hardboard, painted, 2040mm high

Aluminium powder coated (colours from builder's standard range) sliding doors

Internal - Corinthian Redicote, painted, 2040mm high

## E WINDOWS

Aluminium powder coated (colours from builder's standard range) horizontal sliding windows including obscure glass to wet areas (excl. laundry) for privacy, clear glass to remainder.

Clear glass sidelight to front door frame, where applicable

## INSECT SCREENS

Flyscreens to all opening windows and sliding doors

## PLUMBING

Wall mounted external taps x 2

70mm PVC round downpipes

Colorbond metal fascia & gutters, from builder's standard range

## GARAGE

Generally brick veneer construction with plasterboard linings (centre pier if double garage)

Colorbond Roller door/s to front (Roller to Rear if applicable)

C



Corinthian PCL4

C

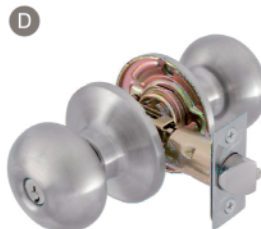


Corinthian PMAD101

## DOOR FURNITURE

Front Door - Gainsborough 550 deadlock with Colton entrance set **D**

Other External - Gainsborough 550 deadlock with handle to match internal doors



D

## INTERNAL FEATURES



Image includes some non standard items

**A** **CEILING HEIGHT**  
2400mm Ceiling height

**MOULDINGS**  
Aves & Skirtings: 70mm x 12mm **B**  
single bevelled edge

Cornice: 75mm plain cove throughout **C**

**DOORS**  
Internal - Corinthian Redicote, painted,  
2040mm high

**DOOR FURNITURE** **D**  
Gainsborough Colton knob or Braxton or  
Tanner lever passage & privacy sets

## PAINTWORK

### EXTERNAL

Front Door: Solver Duraguard satin acrylic,  
one colour; eaves - off white flat finish

### INTERNAL

Two coat premium paint system, one  
colour from builder's standard range

**E** Walls: Solver 100% washable 'maxiwash'  
flat acrylic

**F** Ceilings: Solver 100% polyvinyl flat acrylic

Woodwork and Doors: Solver satin enamel  
semi-gloss

## STORAGE

### SHELVING

Single shelf at 1800mm high

### ROBES

Bedroom 1: Walk In Robe with top shelf &  
single hanging rail or vinyl finish sliding  
door robe

Bedrooms 2 & 3: vinyl finish sliding door  
robes with shelf & single hanging rail  
(Not in Classic Lite)

## DESIGNER HANDLES



## KITCHEN

- A SINK**  
Radiant R150, 1100mm stainless steel, 1.75 End Bowl, single drainer, basket wastes

- B TAP**  
Stylus Verdi chrome sink mixer taps



## CUPBOARDS

- C DOORS**  
Doors: Laminate finish from builder's standard range, 1mm impact edge

- DRAWERS**  
1x set of 4, soft close runners

- LINEN**  
1 x 900mm wide

- D OVERHEAD CUPBOARDS**  
2100mm Above Floor Level (fridge overhead optional extra)

- E BENCH TOPS**  
Laminate finish from builder's standard range, 180° postform edge throughout  
Freestanding Breakfast Bar, laminate finish from builder's standard range

Kitchen benchtops - 600mm wide to bench cupboards & flat 900mm wide to breakfast bar cupboards

- F HANDLES**  
Hettich from builder's standard range

## ARTUSI STAINLESS STEEL APPLIANCES



Artusi Electric Oven



Artusi Gas Cooktop



Artusi Rangehood

## APPLIANCES

- OVEN G**  
Artusi 600mm, stainless steel, electric (CAO640X)

- HOT PLATE H**  
Artusi, 600mm, stainless steel, gas (CAG640X) or electric (CACC60)

- RANGEHOOD I**  
Artusi, 600mm, stainless steel, slideout rangehood (ASO600X)

- HOT WATER UNIT**  
Hot Water Service - Dux Endurance 20lt Cont Flow Preset 50deg

- HEATING/COOLING**  
Daikin Reverse Cycle Split System  
Air Conditioning

## LAUNDRY

- TROUGH**  
Clark F6001, 42L stainless steel trough & white cabinet

- TAP TO TROUGH**  
Stylus Verdi chrome sink mixer taps

- WASHING MACHINE TAPS**  
Caroma LQDC stopcocks

## BATHROOM & ENSUITE

### A MIRRORS

Full width of vanity, 760mm high, concealed silicone fixing

### B VANITY

Refer to cupboard section

### C BASINS

Stylus Venecia Drop In with standard plug & waste

### D BATH

Caroma Maxton 1500mm

### SHOWER SCREENS

A&L, 500 series, pivot door, fully-framed, clear glass, 1940mm high

### E TAP & OUTLETS

Bath: Irwell Pin (with mixer taps only)

Basin: Stylus Verdi chrome basin/bath/shower mixer taps or Venecia 3-piece range

Shower: Irwell Invigra Adjustable Wall Shower (approx. 1850H)

### F BATHROOM ACCESSORIES

Caroma Cosmo single towel rail (630mm or 900mm), toilet roll holder

### G TOILET SUITE

Stylus Venecia Linked suite

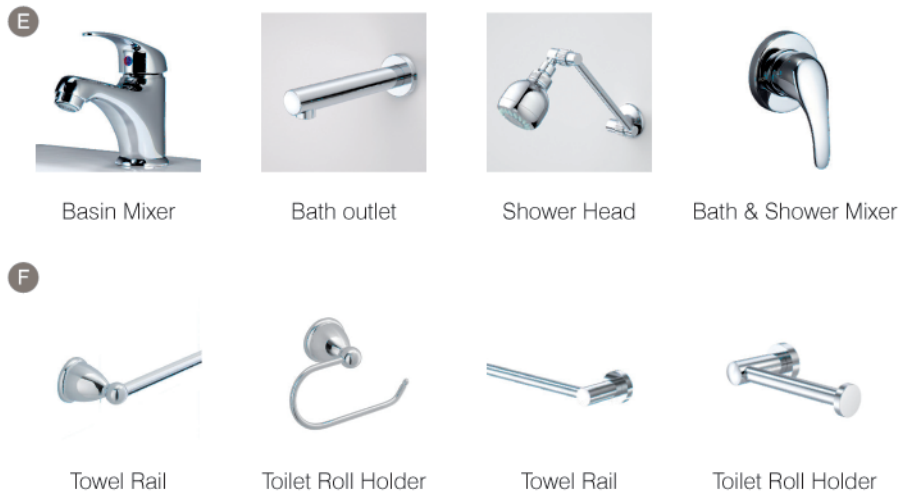
### FLOOR GRATES

Round or square chrome-plated brass throughout



Image includes some non standard items

## BATHROOM ACCESSORIES



Basin Mixer

Bath outlet

Shower Head

Bath & Shower Mixer

Towel Rail

Toilet Roll Holder

Towel Rail

Toilet Roll Holder



## TILING

### FLOOR TILES H

Ceramic tiles to wet area floors from builder's standard range

### WALL TILES & BATH HOB I

Ceramic wall tiling up to 1200mm to walls & up to 2000mm to shower

### SKIRTING

Skirting up to 200mm above floor level

### SPLASHBACK

Kitchen: up to underside of overhead cupboards

Laundry & Vanity: up to 400mm above benchtop



## BRICKS

### BRICK TYPE

PGH Bricks: selections from standard builders range

### CHOICES

17 choices of colour and finishes available in our standard range (Samples shown below, refer PGH website for full range)



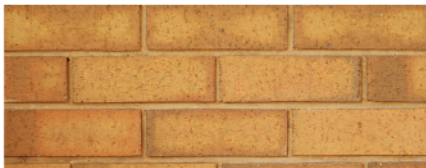
PGH Liquorice



PGH Red Clinker



PGH Vanilla Ice



PGH Harvest Gold



PGH Nougat

## COLORBOND

### ROOF PITCH

22.5° roof pitch

### ROOF COVER

Colorbond custom with Colorbond metal fascia & gutters, from builder's standard range

### CHOICES

15 choices from the contemporary and classic range



## ROOF TILES (OPTIONAL EXTRA)

### ROOF PITCH

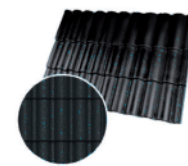
22.5° roof pitch

### ROOF COVER

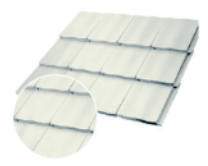
Monier roof tiles

### CHOICES

2 Different profiles available with 8 choices in the Elabana range and 11 choices in the Atura range



Elabana Profile



Atura Profile



## OTHER EXTERNAL ROOFED AREAS

### PORCH/VERANDAH

2 x brick piers to porch (Not in Classic Lite), ceiling FRC sheet with battens

Tiled floor on concrete slab

### ALFRESCO (IF APPLICABLE)

Strip footings, 90mm square steel posts

### CARPORT (IF APPLICABLE)

Concrete floor

### BALCONY (IF APPLICABLE)

Tiled floor on FRC sheet, balustrade powdercoat aluminium "fineline", colours from builder's standard range

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modello  
SELECTIONS STUDIO

