

STANDARD SILVER INCLUSIONS

All packages are 'Turn Key' so they are ready to move into. Price includes driveway, letterbox, clothes line, floor finishes, light fittings, window furnishings, ceiling fans, air conditioning to main bedroom and lounge room, fencing, turf and landscaping.

GENERAL

- Fixed price contract.
- Price based on fully serviced building lot.
- Engineer's soil test and concrete foundation design.
- Engineer's certification of concrete slab.
- Working drawings and specifications prepared by builder.
- Council/certification fees, plumbing, drainage fees, including inspections.
- Ceiling height to be 2440mm.
- Gables and gable infill to be Hardies Hardiflex with foil backed sarking unless otherwise noted.
- Internal stairs, paint or carpet grade.

SITE WORKS

- Cut and fill up to 600mm site fall.
- Slab to suit block.
- Connections – Sewerage total of 50L/M, 60 L/M of storm water, 10L/M of single phase underground power from main supply to meter box and 10L/M of water from council reticulated mains.
- C2 wind loading as per Building Code of Australia.

ACCESS

- Access to building site is the responsibility of the owner. Any cost incurred by builder due to difficult site access including crane hire and hand carting of materials is to be paid by the owner.

ROOF, GUTTER & DOWNPIPES

- Gutters and fascias to be Colorbond – quad profile.
- Downpipes to be PVC.
- Custom Orb Colorbond roofing from the builder's standard range.
- Roof trusses to be engineer's design.

TERMITE TREATMENT

- Physical termite barrier in accordance with AS3660.

ENERGY CONSIDERATION

- R2.5 batts are included to ceiling area.
- Sisalation is included on external walls.

INTERNAL

- Quality pine framing lined with 10mm plasterboard to walls and ceiling with 55mm cove cornice throughout.
- 68mm x 12mm splayed skirting painted finish.
- 42mm x 12mm splayed architrave painted finish.
- 3 coat paint system to all internal walls, ceiling, mouldings and doors (builder's range).
- Gloss enamel paint to all internal doors and woodwork.
- One colour only to walls, architraves, skirtings and doors as standard.

EFFECTIVE 20 JUNE 2010

Cavalier Homes reserves the right to change prices, plans specifications, materials and suppliers without notice. Display home inclusion lists vary throughout Australia.

KITCHEN

- Sink to be stainless steel "Clark Advance" 1 ¾ bowl.
- European style Technika TB60FSS 60cm kitchen oven (s/s or white).
- European style Technika TB64ESS 60cm wide kitchen hotplates (s/s or white).
- European style Technika PH16600SS 60cm wide kitchen range hood (s/s or white)
- Provision for freestanding dishwasher (**electrical and tap point not included**).

FIXTURES/FITTINGS & TAPS

- Kitchen sink tap to be Dorf Avanti Flickmixer.
- Vanity to be Showerama Apollo and New Yorker – 750mm to ensuite and 900mm long to bathroom.
- Bath to be Zeto drop-in island bath – white.
- WC roll holders and towel rails are included to be Heirloom Toledo, chrome finish.
- Laundry tub PVC bowl with metal cabinet.
- Bathroom, ensuite, and laundry tap ware to be Heirloom Toledo, chrome finish.
- Shower screen – fixed panel and pivot door.
- Mirrors are 900mm high x length of vanity.
- One hose tap to front of house and one to rear.
- HWS – Rheem Mpi 325 litre heat pump.

EXTERNAL FINISH

- Masonry block construction with cement render
- Bricks to have natural mortar and raked joints.
- 20 degree roof pitch.
- Brick veneer external walls.
- 65m2 of grey concrete supplied and finished for driveway and entry

ELECTRICAL

- External and internal lights as per electrical plan.
- Single and double electrical points as per electrical plan.
- One telephone and TV point.
- Hard wired smoke detectors as per electrical plan.

WINDOWS

- Aluminium sliding windows in a wide range of colours.
- Fly screens to all windows (not security screens)

DOORS

- Exterior front door Humes Verve VER4 with RP4 seal under as per specifications.
- Internal doors to be Humes Accent range HAG9.
- Exterior laundry door to be sliding glass in aluminium frame (where shown).
- Other exterior timber doors (if applicable) to be Humes external tempered hardboard (honeycomb core).
- Robe and linen doors to be vinyl sliding doors (where shown on plan).
- Schlage Plymouth locks to external and internal doors in lever style.
- Garage Door is to be panelift 2100mm x 4800mm in standard Colorbond colours only, automatic door.