

# FAIRMONT SPECIFICATIONS

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- Fixed price contract.
- 50 year structural guarantee.
- Engineers inspections, council building fees, indemnity insurance & plans included. Fees for land Encumbrance approval and items such as reticulated gas connection are payable by the Owner.
- Location of all survey pegs for land boundaries, all-weather site access and cross-overs to the kerb are the responsibility of the Owner. Any extra costs due to inaccessibility for materials and tradespeople must be borne by the Owner.
- Engineers report detailing foundation sizes. Standard footings sizes are:  
External: 200mm x 450mm, with T1Y16, B1y20 steel bars.  
Internal: 200mm x 450mm, with T1Y12, B1y20 steel bars.
- Slab (poured integral) 100mm thick with F72 mesh.
- Concrete pump allowed for single pour only.
- Removal of excess soil after siteworks and sewer is the responsibility of the Owner unless otherwise specified.
- Termite treatment to comply with A.S.A 3660/1 with a 10 year written guarantee in accordance with exterminators contract.
- All internal plumbing to comply with SA Water regulations.
- SA Water connection fees up to the amount as required by the provider for standard connection paid by the Builder. Sewer to a maximum of 60 lineal metres. Water to a maximum of 10 lineal metres.
- Garden taps provided to front and rear of home attached to brickwork and same side as wet areas.
- Electrical Consumer mains allowance - 11 lineal metres single phase in total from ETSA pit. Connection and meter fees payable by the owner
- Hot water system. Gas continuous flow 26 litre.
- Your selection of standard size bricks (not modular) from the Builders range.
- Shallow raked joints to brickwork with natural mortar.
- Your choice of colorbond or concrete tiled roof from the Builders range.
- Rust-proofed zincalume facias & gutters and P.V.C downpipes.
- 22.5° roof pitch unless specified. 400mm eaves.
- Hip & valley roof is applicable unless otherwise stated.
- Ceiling height - 2400mm.
- R2.0 insulation to external walls and all garage walls (if garage is included).
- Garages quoted are under main roof with brick piers & roller door(s) (if applicable, refer to plan).
- Carports quoted are under main roof with 90mm x 90mm posts. Brick piers & roller door where applicable, refer to plan. Does not include concrete.
- Front porch under main roof with 90mm x 90mm posts, and your choice of tiles from our exclusive range (where applicable, refer to plan).
- Front portico under main roof with brick piers, and your choice of tiles from our exclusive range (where applicable, refer to plan).
- Alfresco area roof cover only (with steel posts, hardiflex and battens). Does not include concrete or tiles (where applicable, refer to plan).
- Powder-coated aluminium windows and glass sliding doors with keyed window locks & sliding door locks (non vented).
- Flyscreens to all opening windows including sliding door openings.
- Glazed front door frame sidelight (where applicable, refer to plan).
- Your selection of painted front door from the Builders range (semi solid).
- Deadlocks to front door and rear door (where applicable).
- One key system to all external doors and sliding doors.
- Escape hinges (where applicable).
- Painted redicote doors internally.
- Door furniture from the Builders range.
- Painted M.D.F 67mm skirtings, door jambs, 67mm door aves and 67mm window aves.
- Your choice of internal and external paint colour from the builders range (1 colour to ceilings, 1 colour to walls).
- Wide choice of joinery finishes from the Builders range.
- All cupboards and drawers lined with vinyl, including vanity units. All drawers to kitchen & vanities fitted with soft close drawers excluding corner and semi recessed vanity units.

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- 600mm deep cupboards with solid backs, cupboard length as per plan in brochure. (Pot drawers & pull out pantry shelves are an additional cost).
- Postform edges to kitchen bench tops.
- Bench height windows to kitchen (where applicable).
- Linen press as per plan.
- Broom cupboards, built in robes and laundry bench cupboards (where applicable, refer to plan).
- Cutlery tray to kitchen.
- Underbench oven and hotplates from the Builders range (stainless steel).
- Your choice of ceramic tiles to bathroom and ensuite walls and floors. Walls 1200mm approx, shower 1800mm approx, separate vanity area 250mm approx over vanity.
- Skirting tile to remainder. Separate toilet - skirting tile to walls. Kitchen walls - 2 rows over cupboards. Laundry - skirting tile to walls, approx. 400mm over laundry trough.
- Plumbing loop to one toilet incl. waterproof single power point for future rainwater tank.
- 45 litre laundry wash trough from the Builders range.
- Tapware from the Builders range.
- Flickmixer to kitchen from the Builders range.
- Automatic washing machine taps to laundry from the Builders range.
- 1500mm bath from the Builders Range.
- 3 tap hole vitreous china basin to vanity unit(s).
- Dual flush vitreous china toilet suite including ensuite (where applicable).
- Inset sink with two bowls, single drainer and two basket wastes from the Builders range.
- Dishwasher provision including single power point and plumbing.
- Bathroom fittings from the Builders range.
- Shower cubicles from the Builders range (fully framed).
- Vanity cupboard to bathroom & ensuite (where applicable).
- Mirror over all vanity units (where applicable).
- 2 Digital TV points (excluding aerial).
- Two exhaust fans, one to kitchen, one to bathroom (plus one to ensuite if applicable).
- Smoke detector(s), hard wired with battery backup.
- Meter isolator & 6ka circuit breaker as required by regulation for single phase power (three phase or to suit multi unit developments additional cost).
- Earth leakage safety switch to meter box.
- Maximum two light & two power circuits per home.
- Single garage/single carport includes 1x white power point & 1x white light point. Double Garage/double carport includes 2x white power points & 2x white light points (if garage/carport included).
- Split level homes to include M.D.F internal staircase and handrail if required (external stairs by Owner).
- Our homes can incorporate air conditioning, main floor tiling or carpets. Costs on application.
- Builders debris cleared on completion of home (excluding any rubble provided by builder)
- Six month defects and liability service included.
- Our exclusive designs can be modified to suit your needs by consultation with one of our experienced Building Consultants.

## Two Storey Additional Inclusions

- Colorbond facias and gutters.
- 25° roof pitch. Nil eaves (Rialto includes 400mm eaves).
- Ceiling height - 2550mm to lower level and garage, 2400mm to upper level.
- Overhead cupboards to ceiling (based on max 2550mm ceiling height, where applicable, refer to plan).
- Black powder coated balustrade to staircase with M.D.F treads/risers/stringers.
- Handrail.
- Range hood to kitchen from the Builders range.

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