

ADELAIDE INSPIRATION GROUP

TRADING AS AIG CONSTRUCTION

DESIGN - CONSTRUCTION – MANAGEMENT - DEVELOPMENT

BLD 258894

Sample Standard specification list

Project details:

Client: TBA



Address:



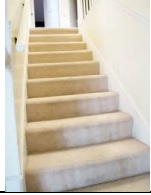
Construction type: Single storey brick veneer construction


Completion date: TBA






DOCUMENTATION & PLANS	
Planning drawings	By Builder
Working drawings	By Builder
Site plan including contour	By Builder
Pegging plan	By Builder
Certifications	By Builder
ENGINEERING	
Soil report	By Builder
Footing report	By builder
Structural design & reports	By builder
Wind speed classification	By builder
Drainage and stormwater plan	By builder
Engineer's inspections	By builder
6 star energy rating assessment	By builder
Preliminaries	
CITB levy	By builder
Insurances	By builder
Council approvals and fees	By builder
Private certifier fee	By builder
Service & Utilities	
Natural gas – APA group to provided connection to the gas meter box	By builder
Electricity - SA power network to make connection to the power network grid	By builder
Water mains - SA water to provide water mains supply and water meter as part of sub division	By builder
Sewer connection –SA water to provide sewer connection point to site	By builder
Telephone - Client to contact Telstra to arrange telephone line connection	By client
Site Preparation work	
Pre-construction site clearance	By builder
Site cut & fill to slab area only	By builder
Excess spoil removal	By builder
100mm rubble sub base	By builder
Spoil removal	By builder
Footing	
Concrete slab as per footing report	Provisional cost

*rock breaking, hand digging, earth work & service trenching not included	Extra cost
Termite treatment – in accordance with AS 3660	
Penetration treatment	By builder
Perimeter treatment	By builder
Treatment certificate	By builder
Structural steel	
Structural steel member erection as per engineer report/approved plan	By builder
External wall	
Ground level – PGH bricks - “Vanilla Ice”, rack mortar joints	By builder
Upper level –	By builder
Feature wall / facade – Blue board cladded porch, render finish as per plan	By builder
	
Rendering	
Texture coating – To front porch only as per plan, “classic cream”	By builder
External acrylic paint – To rendered porch areas, “classic cream”	By builder
	
Roofing	
Colourbond roof – colourbond corrugated roof sheet as per plan 25 degree pitch, “woodland grey”	By builder
Downpipes – 75mm pvc downpipes as per plan, paint finish	By builder
Capping and flashing: Colourbond standard as required	By builder
Facia – Colourbond standard range, “woodland grey”	By builder
Gutter – Colourbond D gutter profile, “Woodland grey”	By builder
Skylight –	NA

	
Carpentry – in accordance with AS 1684	
Wall framing as per engineering design and specification	By builder
Roof framing as per engineering design and specification	By builder
Eave lining – 4mm cement sheet lining, paint finish “classic cream”	By builder
Architraves – 90mm MDF moulding, “single bevel” profile	By builder
Skirtings – 90mm MDF moulding, “single bevel” profile	By builder
Veranda lining – 10mm aquacheck sheets, paint finish “classic cream”	By builder
Decking -	NA
	
Stair	
Stair construction – MDF stair base with under stair storage, carpet covering	NA
Balustrade / hand rail – MDF/plasterboard lined timber frames, Solid timber hand rail	NA
	
Plaster board and insulation	
Wall lining – 10mm standard plaster board through out	By builder
Ceiling lining – 10mm ceiling plaster board through out	By builder
Wet areas wall lining – 6mm cement sheets or 10mm aquacheck sheets as required	By builder
Cornice – 90 mm cove profile	By builder
Flushing – 3 coats flushing system, sanded finish	By builder
Roof space insulation – R4.0 insulation batts	By builder
Ceiling insulation for two storey houses – R2.5 insulation batts	By builder
External wall – R2.5 insulation batts	By builder
Internal wall – R1.5 Insulation batts	By builder




	
<p>Windows and glazing</p>	
<p>Window frame – Powder coated domestic aluminium windows range, Australian made, as per plan “classic cream”</p>	<p>By builder</p>
<p>Reveal – Pre primed timber reveals to suit cavity</p>	<p>By builder</p>
<p>Insect screen – to all windows as per plan</p>	<p>By builder</p>
<p>Keyed locks – to all windows as per plan</p>	<p>By builder</p>
<p>Glazing – in Accordance with AS 1288 as per plan</p>	<p>By builder</p>
	
<p>Doors and hardware</p>	
<p>Front entry door – meranti timber door including side light set as per plan, stain finish</p>	<p>By builder</p>
<p>Garage door access to outside -</p>	<p>NA</p>
<p>Family/lounge door - Powder coated sliding door as per plan</p>	<p>By builder</p>
<p>Internal door – decorative hollow core internal door – “hay” profile</p>	<p>By builder</p>
<p>Accessories –Gainsbrough trade pro range of product locks and handles</p>	<p>By builder</p>
	
<p>Garage door</p>	
<p>Front - Automated single panel lift door with remote control, “classic cream” or panel lift door panels</p>	<p>By builder</p>
	

Electrical	
Main connection – SA power network / electricity retailer to provide connection to meter, allow 12 meters of trench from meter box to closest stobie pole	By builder
Three phase power	NA
Switches – standard range white switches	By builder
Internal lights – Energy saving Low voltage LED downlights to bed rooms, living/family areas, kitchens areas, toilet, Laundry as per plan	By builder
Combinations lights – combination of light, heating and exhaust fan to bathrooms	By builder
Feature light – builder’s range pendent light above kitchen sink	By builder
External lights – Light bulb to underneath of eave/alfresco as per plan	By builder
Power points – standard range single and double power points as per plan	By builder
Phone points – standard range white phone point as per plan	By builder
Exhaust fans – refer to combination lights	NA
TV points – TV point include antenna as per plan	By builder
Smoke alarms – hard wired smoke alarm as per plan	By builder
Security system -	NA
Intercom system -	NA
Floor heating -	NA
	
Plumbing & gas fitting	
Mains water supply –as per plan, SA water to provide connection point/meter. Allow 12 meters from meter to house	By builder
Sewer connection –as per plan, SA water to provide connection point, allow 12 meters	By builder
Hot & cold water runs – to feed all fixtures using Auspex pipes, as per plan	By builder
Hot water system – Bosch highflow 21E instant gas hot	By builder



water system or similar	
Storm water system – as per plan, 1000 litre rain water tank from builder’s range	By builder
Gas connections/provisions – APA group to provide gas connection to the house gas meter box	By builder
Gas points – to supply gas cook top and hot water system	By builder
Garden tape – location as per plan	By builder
	
Wet areas – Ensuite/bathroom/toilet/powder/laundry	
<p>Ensuite – high quality water saving toilet “Helena close coupled TS555”, chrome shower rose with racks “ builder’s shower T834BH”, chrome mixer “Chloe T885B”, free standing 2 pack finish Vanity unit high quality china hand basin “Aqua 900”, double towel hanger “Elle SSB201”, chrome toilet roll hanger “NR8005” ,Shower screen “Stegbar framed”, Chrome mixer “T888B”</p>	By builder
	
<p>Bathroom –Shower screen “Stegbar framed”, Square bath tub drop in “BT4077”, chrome shower rose with racks “ builder’s shower T834BH”, Dan Elle bat spout “T878 - dan -1”</p>	By builder

	
<p>Powder room –chrome mixer “Chloe T885B”, free standing 2 pack finish Vanity unit high quality china hand basin “Aqua 900”</p> 	<p>Included</p>
<p>Toilet - high quality water saving toilet “Helena close coupled TS555”, Chrome toilet holder “Br11005”</p> 	<p>By builder</p>
<p>Kitchen – high quality double bowl stainless steel sink “Sydenham BL868”, high quality gooseneck mixer in chrome finish “Elle SST872”</p>	<p>By builder</p>

	
<p>Laundry – high quality mixer chrome finish, “T882B”, standing alone 45 litre trough “LATU45L”,</p> 	By builder
<p>Joinery items</p>	
<p>Walk in robe –Melamine shelving with cloth hanger</p>	By builder
<p>Build in robe - Melamine shelving with framed double sliding door “Stegbar standard range”</p>	By builder
<p>Pantry – Melamine shelving</p>	By builder
<p>Kitchen – 2 pack finish panels and doors with stainless steel handles, soft close door hinges and draw runners</p>	By builder
<p>Laundry – Trough only no joinery items</p>	By builder
	
<p>Bench tops</p>	
<p>Kitchen – 20mm stone bench top to kitchen cupboards and island bar as per plan</p> 	By builder

	
Splashback	
Kitchen – Hi gloss porcelain tile	By builder
Ensuite – porcelain tile, refer to wall tiles	By builder
Bathroom – porcelain tile to floor tile colour	By builder
Powder room – porcelain tile to floor tile colour	By builder
Laundry – porcelain tile to match floor tile colour	By builder
	
Wet area tiling	
Water proofing – water proofing	By builder
Ensuite – 300mm * 300mm porcelain floor tile, 600mm * 300mm porcelain wall tile to 2000mm high in shower, 1200 high elsewhere	By builder
Bathroom - 300mm * 300mm porcelain floor tile, 600mm * 300mm porcelain wall tile to 2000mm high in shower, 1200 high elsewhere	By builder
Toilet - 300mm * 300mm porcelain floor tile	By builder
Kitchen - 600mm * 600mm porcelain floor tile	By builder
Laundry - 300mm * 300mm porcelain floor tile	By builder
Outdoor - 600mm * 600mm porcelain floor tile to alfresco area	By builder
	
Painting	
Ceiling – solver range, flat finish, “ceiling white”	By builder
Wall – solver range, matt finish, “fluffy”	By builder
Doors, architraves and skirting – solver range, semi-gloss finish “Vivid white”	By builder
Eaves – External paint – solver range, flat finish, “Classic cream”	By builder
Other	NA

		
Air conditioning system		
System – duct revert cycle air conditioning		By builder
Brand - Samsung		By builder
Capacity – 12 KW		By builder
Zones – 5 zones		By builder
		
Floor covering		
Carpet – High quality Builder’s range carpet, “Desert Storm”		By builder
Laminated floating floor with underlay –		By builder
Tile flooring – 600mm *600mm ceramic tiles to family, living, dining, kitchen, corridor		By builder
Other		NA
		
Appliances		
Cooktop – 600mm Euro stainless steel gas cook top “EPZ3WGCTSS”		By builder
Oven – 600mm Euro stainless steel electric oven “EP600BSS”		By builder
Rangehood – 600mm Euro stainless steel Rangehood “EC160SH”		By builder
Dishwasher – 600mm Euro stainless steel dishwasher “EDV600SS”		By builder
Microwave – microwave space provision only		By builder
Fridge – fridge space provision only		By builder
Other		
		

	
Cleaning	
Skip bins	By builder
Pre hand over clean	By builder
External works	
Fence – good neighbourhood colourbond fence as per plan	By builder
Driveway including crossover – plain concrete driveway and crossover as per plan	By builder
External hard cover – Plain concrete hard cover to premier of house as per plan	By builder
Landscaping - Artificial turf as per plan	By builder
Other	
	

Disclaimer

- This is a sample standard specification only, it may vary according to your home design and finish level.
- This specification has been prepared for the above named property only
- The builder reserves the right to change specifications as necessary with replacement of comparable quality
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