

EXTERNAL FEATURES

BRICKWORK

Choose from Rockford Homes' extensive range of standard bricks (upgrades available)

Mortar Joints

Choose between natural colour or Brighton Light mortar using ultra white sand as standard

Roof Cover

Colorbond Roof sheeting at 25° from standard Colorbond range with Colorbond Fascia & Gutters

Entry Door

Choice of 3 glazed & 3 unglazed paint grade doors from Rockford Home's standard range

Windows

Aluminium frame awning & sliding windows from Rockford Homes' standard range

Sliding Doors

Aluminium frame sliding doors from Rockford Homes' standard range

Window Locks

Key locks to all opening window sashes & sliding doors. All windows & sliding doors keyed alike

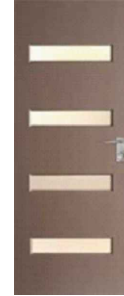
Alfresco

Includes gyprock ceiling & insulation under main roof (concrete floor in optional extras)

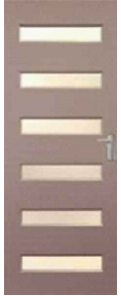
Standard Glazed Entry Doors



XN1



XN5



XN16

GARAGE

Garage Door

Colorbond Section overhead panel door with motor & 3 transmitters (1x wall mounted). Select from the standard range of Colorbond Colours or upgrade to the DecoWood or DecoVogue range

Garage Access

Pedestrian access directly from the garage into the home is provided by way of 820x2040 internal door from Rockford Homes' standard range with Gainsborough Single Cylinder Deadlock & Passage set door furniture



Colorbond Slimline Panel Door



Decowood Kwilla Panel Door (Upgrade)

KITCHEN



Cabinetry

Fully lined cabinets selected from Cabinet Maker's standard range of solid colours as well as 3x 40 kg heavy duty soft closing drawers as standard

Benchtops

Laminate rolled edge bench tops in Diamond Gloss finish (or similar) from standard range

Kitchen Features

Blum soft closing hinges to all cabinetry
Over head cupboards to 2400mm high
3 way mixer tap with Hot, Cold & Rainwater

Appliances

Stainless Steel Oven with timer, Retractable Rangehood and Ceramic Cooktop from Smeg's Commercial Only Range

BATHROOM & ENSUITE

Basins

Chose from a range of high quality inset or top mount vanity bowls all with chrome pop-up wastes

Mirrors

Polished edge mirror with tiled surround
800mm high x full width of vanity unit

Shower Screens

2000mm high semi frameless shower screen with pivot door and clear laminated glass

Toilet Suite

White Vitreous china close coupled toilet suite with soft-close seat & 4 star WELS rating

Wall & Floor Tiling

Porcelain wall & floor tiles can be selected from the Rockford Homes standard range in varying sizes

Shower Bases

Fully tiled shower bases to Ensuite & Main Bathroom with polished chrome floor waste

Bath

Rectangular white acrylic bath with chrome waste outlet built into tiled hob

Cabinetry

Fully lined cabinets and laminate rolled edge bench tops from Cabinet Maker's standard range

Tapware

Single lever chrome mixer taps throughout with matching bath spout & ceiling mounted showers

Accessories

Select from a range Polished Chrome accessories designed to compliment any style of bathroom



Standard Inclusions

LAUNDRY

Cabinetry

Fully lined cabinets and laminate rolled edge bench tops from Cabinet Maker's standard range

Trough

45L single bowl stainless steel inset trough with chrome basket waste & washing machine waste

Tapware

Single lever chrome flick mixer & mini washing machine stop taps located inside laundry cabinetry

Tiling

Splashback tile selected from Rockford Homes' standard range above bench & washing machine



INTERNAL FEATURES

Walls

90mm termite treated wall frames with gyprock linings throughout & cement sheet to wet areas

Internal Doors

Choice of 3 doors from the Hume Accent range & 3 doors from the Hume Molded Panel range

Mouldings

Skirting: 90 x 19mm Single Bevel MDF
Architraves: 67 x 19mm Single Bevel MDF

Cornice

Choose from CSR's Contemporary range of 55mm Cove or 75mm Aria plasterboard cornice

Door Furniture

Ferraro square or round designer lever handles with passage & privacy locking assemblies available

Paint Work

3 coats Dulux Wash & Wear - low sheen to walls & ceilings, semi-gloss to doors & woodwork

Linen Storage

Open cupboards with adjustable shelving to 2000mm high with cupboards above floor

Robes

White melamine shelf 2000mm above floor level with chrome hanging rail suspended below

Standard Accent Range Internal Doors



Redicote



HA4



HAG9

ELECTRICAL



Clipsal Iconic Double Power Point

Power Points

Double power points throughout excluding dishwasher, fridge, washing machine & rangehood

Internal Light Points

Fixed batten holder light points Clipsal Iconic series switches throughout

External Light Points

Fixed batten holder to Portico, Alfresco & Laundry fitted to ceiling of eave lining as required

Switch Plates

Clipsal Iconic series power points & light switches selected from Rockford Homes' standard range

Smoke Detectors

Interconnected smoke alarms complying with Australia Standards and connected to mains power

Exhaust Fans

White round exhaust fans above all showers and toilets without direct ventilation to outside air

Antenna & TV Points

Digital TV Antenna installed including internal coaxial TV points as per working drawings

Safety Switch

RCD safety switch and circuit breakers to meter box in accordance with Australia Standards

GENERAL INCLUSIONS

Slab Construction

Waffle Pod footings up to Class M Classification to be confirmed by TMK Consulting Engineers

Insulation

R3.0 Glasswool insulation batts to ceiling & R2.0 glasswool insulation batts to all external walls

Timber Roof Trusses

Termite treated timber as per Binders Building Supplies Design & Specifications

Eave Linings

450/600mm wide painted eaves with 4.5mm Hardiflex linings and joining strip

Rainwater Tank

1,000 litre rainwater storage tank on stand with pressure pump connected back to home

Hot Water Service

Chromagen HP280 Midea 280 litre heat pump hot water system

Effluent System

3,250 litre precast concrete septic tank connected to CWMS connection at property boundary

Council Application

All documentation required for Development Approval including all associated fees & reports

Soil Investigation Drilling

3x holes to a depth of 3.0m drilled across site with soil class. provided to TMK Consulting Engineers

Construction Footing Report

By TMK Consulting Engineers including footing & floor slab design and structural steel requirements

Energy Efficiency Report

By TMK Consulting Engineers to minimum 6 Star Energy Rating as per government requirements

Pre-handover clean

carried out by professional cleaners to ensure your new home is ready to move into immediately

GENERAL EXCLUSIONS

SA Water Meter Connection

Required prior to commencement of earthworks on site. All supply and usage charges to be paid by Owner

SA Power Networks Connection

20 lineal meter underground service is allowed for. All supply and usage charges to be paid by Owner

Rock Breaking

No allowance has been made for rock breaking or additional earthworks if rock is encountered on site