

Standard Features – Systembuilt Homes, South Australia – TRADITIONAL RANGE

Every systembuilt home is constructed in accordance with the relevant building codes and comes with a five (5) year structural warranty. Price includes delivery within 100kms of our manufacturing yard and is based on a standard design and a level, compacted (100 KPA) and accessible site subject to inspection by a Systembuilt supervisor.

Energy Efficiency

All Systembuilt standard traditional home designs comply with six (6) star energy efficiency requirements for climate zone five (5). However there may be additional requirements needed to conform to current regulations as each house must be assessed according to individual climate zones and home orientations i.e. North, South, East or West facing. Any design changes will also affect the energy efficiency of your home. All compulsory upgrades required to meet the current six (6) star efficiency requirements are at the home owner's expense.

Bushfire Rating

All Systembuilt standard home designs comply with requirements within low bushfire rated zones. However there may be additional requirements needed to conform to current regulations as each house must be assessed according to individual bushfire zones. High bushfire zones may require CFS assessment at the home owners expense. All compulsory upgrades required to meet medium and/or high rated zone requirements are at the home owner's expense.

Insulation

R4 insulation batts to ceiling. R1.5 insulation batts to internal walls. R2.5 insulation batts to external walls. Sisalation to external walls and roof. Silverfloor insulation wrap to underfloor.

Structure Wind Category 3 Construction (41 M.P.S.)

Engineered precast concrete footings and tiedowns, timber framing system in accordance with the relevant code. Dry area floors 19mm tongue and groove structural particleboard sheeting, glued and nailed. Wet area floors 15mm compressed thick sheet glued and screwed.

Termite Treatment

Systembuilt will spray the underside of all timber frame homes for termite protection after services have been laid.

External Features

Hardiplank painted exterior wall cladding. Colourbond roofing (screw fixed) c/w colourbond fascias and gutters. Aluminum horizontal sliding windows with an acrylic finish (choice of standard colours) c/w flyscreens and locks. Decorative panel front door and painted hardboard rear door. Entry porches in hardwood decking (where shown).

Internal Features

Wall and ceiling linings 10mm plasterboard (flush joined) c/w 55mm cornices. Wet area walls 6mm villaboard. Painted hardboard (honeycomb core) interior doors. Door furniture (antique bronze or satin chrome). Customwood skirtings, aves and window linings - painted finish.

Painting

Internal walls and ceilings are painted throughout with an allowance of 1 colour for walls, 1 colour for ceilings, 1 colour for skirtings/architraves and 1 colour for doors, painted with 2 coats as selected from the Solver Builders palette – masters finish range. Colours selected outside of the standard builders palette or masters finish range, gloss or texture finishes can be priced and will be classified as upgrades. Standard finish is washable suede flat to walls and polyvinyl to ceilings. Skirtings, architraves and internal doors are painted as a gloss finish. External cladding is painted in a single colour, semi gloss acrylic finish as selected from the standard Solver builder's palette.

Kitchen

Extensive cupboards incorporating laminated (non-gloss formica) postform tops available in a wide range of colour combinations. Melamine shelving, cutlery drawer, pantry and breakfast bar (depending on model). Stainless steel 1 ¾ bowl sink and drainer depending on model. Stainless steel electric underbench oven and hotplates, Freestanding stove (depending on model) with exhaust fan 250mm over stove. Upgrades are available.

Bathroom & Laundry

Bath (depending on model), ceramic hand basin or vanity (depending on model) with mirror over, towel rail, exhaust fan, pivot door shower cubicle (depending on model). Bathroom accessories as displayed. Slimline dual flush toilet c/w vitreous china pan. 45 litre stainless steel laundry trough with cabinet, automatic washing machine taps and swivel laundry arm. Upgrades are available.

Tiling

Ceramic tiling to all wet area floors, walls tiled to the following heights 1800mm to shower, 600mm to bath, 2 rows to kitchen benchtops, 2 rows to laundry trough and 1 row of skirting tiles to remainder (tiling based on 200 x 200mm tiles). Tiles selected from standard range. Upgrades are available.

Electrical

Ample amount of light and power points, main service terminated at switchboard for owner to arrange connection to power supply post delivery. Hardwired smoke detector(s) complete with battery back up. Onsite/post delivery connections are not included.

Tapware

Chrome tapware throughout, flickmixer to kitchen (depending on model). Upgrades are available.

Plumbing

Gas instant hot water service supplied but not connected - owner to connect post delivery. Drainage wastes terminated under floor for owner to harness and connect to septic or sewerage system. Water services terminated near hot water service position. Onsite/post delivery connections are not included.

Insurance & Maintenance

Full insurance cover for the duration of construction and delivery. Defects Liability Period of 3 months from the date of handover.

Documentation

Systembuilt will arrange all drawings, engineering and site reports, energy rating report, council building applications and specifications as part of our standard price. Owners to arrange own septic applications where applicable. To ensure this process runs smoothly clients should check plans carefully before approval as changes are limited to one (1) per contract after client approval, subsequent changes are subject to our standard redesign fee and no changes will be accepted after council approval.

Preliminary Service

We require an upfront payment to cover Preliminary Services upon signing with Systembuilt Homes. This upfront payment covers contract administration, all plans and elevations, insurance, energy rating reports, soil & contour reports plus the entire council application and colour selections process. This fee is included in our standard home price and is not an additional charge. There is no more to pay until construction of your home commences.

Stages of Construction and Standard Payment Terms

1. Contract signing & Preliminary Services (Upfront fee on signing of contract as above)
2. Commencement of construction (1st Fix) – Flooring, Standing of Walls and Completion of Roofing (30% progress)
3. Lockup – Wall linings, insulation, internal electrical wiring and plumbing, doors & windows (30% progress)
4. 2nd Fix – Internal joinery, kitchen, bathroom, tiling, painting plus all fixtures and fittings (30% progress)
5. Delivery & Practical Completion – Final delivery to site and handover (balance of payment on handover)

No Allowance / Optional / Items by Owner

- Site and Pad preparation - level, compacted (100 KPA) foundation area to extend a minimum of 2m beyond the building line, minimum access width and height of 6m for truck access, clear of vegetation and subject to inspection by a Systembuilt supervisor at least one (1) week prior to delivery. Additional site visits at owner's expense.
- Site plumbing including connection of hot water unit and septic tank applications.
- Site electrical including connection between house modules.
- Verandahs, Decks and steps, Carports, Base infill, Floor coverings, Window treatments, Air-conditioning.
- Any additional transport requirement beyond 100km's of manufacturing depot.

**EmacSystembuilt
Group**

systembuilt
designed for living

EMAC
modular

LOWRIE
SMALLEST FOOTPRINTS. BIGGEST BUILDS.