

THE
silver.
COLLECTION



shepperdbuilding.com.au

All you need for your building project, all in the one place, at the one price.

When it comes to building or renovating, the fewer moving parts the better. That's why we bring it all in house, from choosing your block to selecting your bathroom tile. Not only does this help you create a dream home you can be confident and proud of, but it helps keep costs transparent also - ie. no surprises when it comes to price.

Our extensive and thorough inclusion list means not only do we help take the guesswork out of what you need to remember to budget for, it means there's no surprises when it comes to the price!

And we don't stop there - we work in partnership with an interior designer offering a complimentary service to help you create your ideal home with real design solutions you can be confident with.





We're different.
And we're proud of that.

OUR DIFFERENCE

We know. We've all heard the stories. Either you find a big franchise builder that misquotes and surprises you with hidden costs. Or you find a small shop that can only do so much, forcing you to turn elsewhere for specialised services outside their scope of work.

With so many things to consider when building or renovating a home, it can be a bit overwhelming, especially for first-time home builders. That's why we've devised a unique offering right here in Port Lincoln to take the mystery and headache out of building.

With the help of our team full of qualified trades and interior designers, we expertly guide you through the entire process from creating your floor plan to putting together a stunning colour scheme. Furthermore, our list of inclusions is extensive which means there's no hidden costs for extras - you can just enjoy the process!



PRELIMINARIES

- Fixed price contract
- Price based on fully serviced building lot
- Working drawings & specifications prepared by builder
- Council/certification fees, water and sewer connection fees (if applicable)
- All homes will be built to meet the six star energy rating requirements
- Engineers soil test and concrete foundation design

CONNECTIONS

- Stormwater to ground only
- Up to 15lm of single phase underground power from main supply to meterbox
- Up to 10lm of water from meter to house

ELECTRICAL

- Electrical planning with electrician
- External and internal lights as per electrical plan
- Single and double electrical points as per plan
- Hard wired smoke detectors as per plan
- 5 LED downlights
- Heat/light/fan 3 in 1 unit to bathroom and ensuite



STRUCTURAL

- 20 degree roof pitch
- 2400mm ceiling height
- Sisalation included on external walls
- R4.0 batts are included to ceiling area
- R2.5HP batts are included to external walls and R2.0 to internal walls
- Engineer designed slab
- Quality pine framing lined with 10mm plasterboard to walls and ceiling with 55mm cove cornice throughout
- 90mm x 19mm single bevel or colonial ezi trim pine skirting painted finish
- 67mm x 19mm single bevel or colonial ezi trim pine architrave painted finish

TILING

- Bathroom and Ensuite: 2100mm high in shower, 1200mm high for remainder walls
- Laundry: Skirting tile and 300mm high above bench.
- WC: skirting tile
- Kitchen: 600mm high above bench

EXTERNAL

- COLORBOND® gutters – 5 profiles to choose from in a range of colours
- PVC Downpipes to be 75mm or 90mm round to ground only, painted to match exterior
- COLORBOND® iron roof as per builders standard range
- Engineer designed roof trusses
- Selection of bricks from PGH, Midland or Austral builders standard range with grey or brighton lite mortar & raked joints
- Brick veneer external walls
- James Hardie Hardiflex gables & gable infill with foil backed sarking, unless otherwise noted
- James Hardie External Cladding
- Termite barrier system to comply with AS3660.1
- Two Garden taps: One front of house and one to rear

APPLIANCES

- BOSCH HGB633BB1B Oven
- BOSCH PKE611CA1A Ceramic Cooktop
- BOSCH DWP96BC50A Stainless Steel Canopy or DHL575CAU Undermount Rangehood
- BOSCH SMS4HTIO1A 60cm Dishwasher



CABINETRY:

- Linen cupboard with 4 shelves and broom section as per plans
- Built in robes with full width top shelf, hanging rail under shelf and 1 x shelf bank unit with 3 drawers & 1 fixed and 2 x adjustable shelves
- Selection of custom made laminate sliding robe & linen door system with powder coated aluminium frames and tracks
- Custom vanity designed by you and our cabinetmaker
- Soft close drawers & kitchen cabinet bin included

WINDOWS & DOORS:

- Aluminium sliding windows in a wide range of colours
- Flicscreens and window locks to all openable windows.
- Selection of external front door from Humes Newington or Vaucluse Premier Exterior as per specifications
- Selection of internal doors from the Humes Moulded Panel or Humes Accent Range
- Selection of B&D Panel Lift garage door with remote control and two transmitters
- Selection of exterior laundry door and all other exterior doors (if applicable) from the Humes external tempered hardboard (honeycomb core)
- All external and internal doors and locks from Zanda Futura Range in various finishes (15 year warranty)





BASINS, SINKS, TAPWARE & SHOWER OUTLETS:

- Caroma Luna inset basin to all bathroom vanities
- Caroma Luna 1675mm bath to bathroom
- Dorf Kip sink and basin mixers in chrome finish to bathroom and kitchen
- Dorf Kip toilet roll holders, towel rails & shower shelves
- Stylus Venecia tap in chrome finish to laundry sink
- 45L trough stainless steel laundry sink
- Clark Basics Round Adjustable Showerhead to Showers
- Radiant R150 1.75 bowl stainless steel sink to kitchen

PAINTING

- Gloss enamel paint to all internal doors and woodwork (builders range)
- Low sheen paint to all internal walls (builders range)
- Flat acrylic paint to all ceilings (builders range)
- One colour only to walls, architraves, skirtings & doors as standard

SHOWER SCREENS, MIRRORS & PLUMBING

- Shower Screen—fixed panel and pivot door to shower screens
- 900mm x length of vanity mirrors
- Caroma Clark round back to wall toilet suite
- Rinnai 26L Gas LPG Hot Water System

**Individual contracts and plans override inclusions list. Please refer to your detailed specifications and technical plans.*



FREE INTERIOR DESIGN SERVICE

There is so much that goes into building or renovating a home—it can be overwhelming!

Therefore, included in all of our building projects is **complimentary interior design** and colour consulting. Use your consultant to bounce ideas off of, or to help make those tough decisions about cabinetry, tiles, and other accoutrement.

Our goal is to work with you to help design your home so it suits your specific lifestyle, the land it's built on, as well as your pocket!

CONTACT

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