

Colonial Superior Inclusion

External Features:

Brickworks	GB Masonry "Smooth Finish" 100mm series blocks (Sydney Blend) to main wall areas. "Rockface" blocks quoined to all corners. (Option: "Roughsawn with picture frame" as displayed. Also available without picture frame.)
Entrance Door	Solid Cedar 4 panel "Cricket Bat" door. Cedar sidelights included where shown on plan
French Doors	Solid cedar colonial doors (FP2) Brass lever handles
Guttering	Colorbond.
Hot water Unit	Rinnai Infinity 26 (option: Temperature controllers & Smart start system)
Insulation	Ceiling: 2.5r Batts. External Walls (ALL): 1.5r Batts. Sisalation to roof over internal areas and external walls.
Kitchen Door	Solid cedar (FD1) 2 panel/glass to side verandah (where shown on plan).
Laundry Door	Corinthian "7N" 1h glass door with VJ feature panel or Aluminium Sliding glass door dependant upon plan
Painting	House fully painted inside (4 colours) and outside (3 colours) with premium grade paint.
Portico	Not Included.
Posts	100 x 100 posts in galvanised stool brackets to verandah areas.
Roof	Corrugated Zincolume @ 30 degree pitch unless otherwise stated (Option: Colorbond')
Roof Ventilator	Large colonial ventilator.
Taps	2 External house taps
Verandah Brackets	Not Included.
Verandah Flooring	Concrete
Verandah Roof	Skillion with extra height above verandah flooring. This

	reduces closed in feeling and is cooler.
Windows	Double hung aluminium. Keyed alike window locks.
Window Hoods	Over external windows to side elevations or as shown on plan

Internal – General Features:

Archways	Plaster Hallway arch - No.4 Elliptical
Ceiling Height	2.7m (9 foot) ceilings. Some designs have sloping ceilings adjacent to verandah areas to achieve traditional look
Cornice	55mm traditional cornice.
Flooring	Not Included.
Internal Doors	Hume HAG 12 VJ Doors.
Internal Door Furniture	Gainsborough "Metalline" series handles
Internal Linings	Plasterboard to walls and ceilings throughout except Bathroom & Ensuite (Villaboard).
Linen & Pantry	Both built by carpenter with four shelves and timber trims.
Locks	Lane or Gainsborough Brass finish.
Mouldings	Skirting: 140x18mm CSR Architectural Traditional Victorian. Architraves: 68x18mm CSR Architectural Traditional Victorian. Architrave Blocks: 68x22mm Typical to passageway doors as displayed.
Robes	Bank of 4 shelves. Chrome hanging rail.

Internal - Electrical Items:

Light Points	1 light point per room and hallways plus 4 external wall light points.
Meter Box	One including circuit breakers and residual current device connected to all power points;
Power Points	BED1: 3 double power points, KITCHEN: 2 double and 3 single, and 1 double per room elsewhere.
Smoke detectors	Hardwired and adequate number to Australian standards;

Sundry Telephone sockets xl, TVpoints x2

Internal - Wet Area Features:

Bath 1700mm White acrylic Bath.

Furniture Linkware designer range towel rails and toilet roll holder.

Laundry Tub: 45 litre stainless steel with white lower cabinet. Taps: Linkware C/P Designer Range.

Mirrors Frameless.

Shower Semi frameless with pivot door.

Taps Linkware designer range.

Toilet Suite Regal suite (Porcelain Pan & Cistern) with Trident white seat.

Vanity Units Laminated tops with 2 doors and 3 drawers. Mirror over length of vanity.

Ensuites Includes shower, toilet and vanity unit with standard tapware, towel rails and toilet roll holder.

Internal - Kitchen Features:

Cupboards Laminated to selection with overhead cupboards & walk in pantry where indicated on plan.
1 bank of 4 drawers and 2 pot drawers.
(Options: You may upgrade your kitchen to any standard or finish direct with our cabinetmaker*)

Appliances Cooktop: Gas Cooktop
Dishwasher: Provision for client supply. Cold water tap and single power point provided.
Oven: 60cm Stainless steel multi function electric oven
Rangehood: 60cm stainless steel canopy rangehood

Sink Flinders Solutions 1 1/2 Bowl stainless steel 1200mm long

Taps Sink mixer

Internal - Tiling:

Tiles	\$35/m2 PC allowance for all wall and floor tiles to wet areas;
Floors	To Bathroom. Ensuite, including shower floor. WC and Laundry;
Kitchen	300mm above benchtops or 600mm to underside of overhead cupboards;
Laundry	2 tiles above tub, skirting elsewhere;
Soap Holders	Ceramic white to showers;
Toilet	Skirting tile:
Walls	Bathroom & Ensuite: 2.0m high in shower. 1.0m at bath. 1 tile above vanity unit and 1 skirting tile elsewhere;

Preliminaries & General Items:

Colour Consultant	Consultation included.
Fixed price contract	Queensland Master Builders Association (QMBA) fixed price contract.
Foundations	Concrete Slab based upon "S" soil classification. Verandah post piers: 900mm deep x 350mm diameter.
Guarantees	Six-year structural guarantee and Six-month maintenance guarantee.
Insurances	All required by Building Services Authority (BSA) and Workplace Health & Safety included,
Services	Professionally prepared home design to wind loading N3 (W41) as per Australian standards. All standard council fees 'including building application fees, stormwater and sewerage fully connected up to 10 metres from main, water connection by local council (PC \$600). Soil test, contour survey. mandatory land searches, and professional foundation design also included.
Siteworks	Up to 300mm cut over building platform
Termite Protection	Treated frame. Termimesh to perimeter of internal areas and all penetrations where there is no verandah adjoining