

Superior Traditional

“Queenslander” Inclusions

BRISBANE, IPSWICH, & GOLD COAST



External Features:

Entrance Door	Cedar 4 panel “Cricket Bat” door
External Cladding ...	“PrimeLine Heritage” as displayed.
Finial	Standard timber finial above front portico.
French Doors	Cedar colonial doors (FP2) with lever handles and associated door furniture.
Guttering	Colourbond™ supported on spikes to traditional timber fascia on verandah roof.
Handrails	Ladies waist, Double top rail, with kwila dowel balustrade to all verandahs.
Hot Water Unit	Instantaneous Gas.
Insulation	<u>Ceiling</u> ; 2.5r Batts. <u>External Walls</u> ; (ALL); 1.5r Batts. <u>Roof</u> ; 55mm insulation blanket with foil over internal areas and external walls.
Kitchen Door	Solid cedar (FD1) 2 panel/glass to side verandah (where shown on plans).
Laundry Door	Hume XF8½ glass door with VJ feature panel.
Locks	Gainsborough Stronghold Series.
Painting	House fully painted inside (4 colours) and outside (3 colours) with premium grade paint.
Portico	Standard gable fretwork panel to portico on verandah roof. (Option; HIGH PORTICO).
Post Balls	Colonial Post balls to all stair newel posts.
Roof	Corrugated Zinalume™ @ 30 degree pitch unless otherwise stated (Option*; Colourbond™).
Roof Ventilator	Large colonial ventilator.
Skirt Battens	Under verandah on front elevation of home included.
Stairs (External)	Straight single flight or as per plans (Option*; butterfly or other configuration).
Stumps	100mm x 100mm hardwood posts in galvanized steel brackets to verandah areas. 75mm x 75mm SHS steel stumps under internal areas. ALL piers; 900mm deep x 450mm diameter.
Taps	2 external house taps.
Verandah Brackets..	Standard to all verandah posts.
Verandah Flooring...	Hardwood fixed with stainless steel nails.
Verandah Roof	Our proprietary verandah roof construction is ventilated and provides extra height above the veranda flooring and is cooler. Rear Verandah roof (or as detailed on plans) section is lined with FC sheeting and includes roof insulation and a ceiling fan point provision in order to comply with energy efficiency legislative requirements.
Windows	Double hung aluminium with timber external mouldings. Keyed alike window locks.
Window Hoods	Included over external windows if no eave or verandah or as show on plans.

Internal – General Features:

Archways	2 internal classic colonial archways with timber jams to openings and architraves surrounding both sides.
Breezeway Panels...	Fretwork panels above internal bedroom doors with level 9 foot ceilings (Maximum 4).
Ceiling Height	<u>2.7m</u> (9 foot) where level ceilings. (Lower level of 2 storey designs 2.4m).
Cornice	55mm as per display.
Flooring	Select Grade 89x19mm mixed species hardwood, polished, is included to all hallways and living areas (not bedrooms). This is laid on top of a structural sheet floor. Floor covering to lower level of 2 storey designs not included.
Frames & Trusses...	“H2 Blue” <u>treated</u> timbers to wall frames and trusses.
Internal Doors	4 panel Hume “Ascot” smooth colonial internal doors.
Door Furniture	Gainsborough G2 series handles.
Internal Linings	Plasterboard to walls and ceilings throughout except Bathrooms and Ensuite (wet area specific board).
Laundry	Tub; 45 litre stainless steel set in cabinetry bench top.
Linen & Pantry	Both built by carpenter with four shelves and timber trims.
Mouldings	Skirting; 138mm x 18mm FJ Pine decorative traditional profile. Garage & Robes: 98x19mm FJ Pine. Architrave: 67mm x 18mm FJ Pine decorative traditional profile.
Robes	Bank of 4 shelves. Remaining space has one shelf with a chrome-hanging rail.
Stairs (Internal)	Polished <u>Hardwood</u> (where shown on plans).

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Internal – Tiling:

Tiles	\$35/m² PC allowance for all wall and floor tiles to wet areas. Allowance to lay porcelain / rectified edge tiles as standard has now been upgraded and included.
Floors	To Bathroom, Ensuite; including shower floor. WC and Laundry.
Kitchen	300mm above benchtops or 600mm to underside of overhead cupboards (where included).
Laundry	2 tiles above tub, skirting elsewhere.
Toilet	Skirting Tile.
Walls	Bathroom and ensuite; 2.0m high in shower, 1.0m at bath, 1 tile above vanity unit and 1 skirting tile elsewhere.

Internal – Bathroom Features:

Bath	White acrylic bath.
Furniture	Double towel rails and toilet roll holder.
Mirrors	Frameless polished to length of vanity.
Shower	Semi frameless with pivot door.
Taps	Colonial Style quality tapware. Laundry: Sink mixer.
Toilet Suite	Profile CC (Porcelain Pan & Cistern).
Vanity Units	Laminated tops with 2 doors and 3 draws.
Ensuites	Includes showers, toilet and vanity unit with standard tapware, towel rails and toilet roll holder.

Internal – Electrical Items:

Light Points	Living areas and Kitchen: 4 light points each. Bedrooms: 2 light points per room. Remaining rooms and hallways: 1 light point each. Verandahs: 4 external light points.
Fans	Beds: Provide 1 point per room. Living Area: 1 point. External: 1 point
Meter Box	One including circuit breakers and residual current device connected to all power points.
Power Points	Bed 1: 3 double power points. Kitchen; 2 double and 3 single. Elsewhere: 2 double per room.
Smoke Alarms ...	Photoelectric hard wired and interconnected to all bedrooms, connecting hallways, and as required.
Sundry	Telephone sockets x 1; TV points x 2.

Internal – Kitchen Features:

Bench Tops	CaesarStone™ bench tops in Kitchen.
Cupboards	Laminated to selection with overhead cupboards. 1 x bank of 4 drawers and 2 x pot drawers. (Option*; You may upgrade your kitchen to any standard or finish directly with our cabinet maker.
Appliances	Cooktop: Miele gas cooktop. Dishwasher: Provision for client supply. Cold water tap and single power point provided. Oven: Miele Stainless steel multi-function electric oven. Rangehood: Miele 90cm stainless steel Canopy range hood. External Ducting is included.
Sink	Clark Advance 13/4 Bowl stainless steel (Option*: Under mount to suit stone bench tops).
Taps	Sink mixer with pull out spray

Preliminaries & General Items:

Building Platform ...	Landfall over building platform 300mm.
Colour Consultant ...	Consultation to assist in professional selection of colours and tiles included.
Double Storey	Constructed on concrete slab. No slab or balustrade to lower level verandah areas unless noted elsewhere.
Fixed Price Contract	Queensland Master Builders Association (QMBA) standard fixed price contract.
Floor Level	At or below 900mm from ground level for single storey designs (Option*; Full or partial high set).
Guarantees	Six-year structural guarantee and Twelve month maintenance guarantee.
Insurances	All required by Queensland Building Construction Commission (QBCC) included.

Hamptons Styling (Optional):

External Items	<u>Balustrade</u> : replace double top rail with single rail. <u>Cladding</u> : replace with Linea 180mm weatherboard style. <u>External door, window, and corner molds</u> : Scyon 45x38mm. <u>Dummy Sill to external windows</u> : remove due to new molds. <u>Finial</u> : remove (if applicable). <u>Painting</u> : French Doors & Entry Door: replace stained cedar with painted white joinery. <u>Verandah Brackets</u> : Remove all.
Internal Items	<u>Archway</u> : replace internal Queenslander arches with Hamptons Arches detail.

Please visit our website for more detailed information and photographs. The Garth Chapman team is constantly reviewing our policies, procedures and specification in order to provide the best possible products and services. Due to this process we reserve the right to alter these specification without notice. * All Options (denoted by Option*) will incur additional costs.