

# Superior Standard "Sandstone Colonial" Inclusions

BRISBANE, GOLD COAST & SUNSHINE COAST



*We build Real Queenslanders*  
& Sandstone Colonials

## External Features:

Brickworks .....	GB Masonry "Smooth Finish" 100mm series blocks (Sydney Blend) to main wall areas. "Rockface" blocks quoined to all corners. (Option: "Rough sawn with picture frame" as displayed. Also available without picture frame.)
Entrance Door .....	<b>Solid Cedar</b> 4 panel "Cricket Bat" door. Cedar sidelights included where shown on plan.
French Doors .....	<b>Solid cedar</b> colonial doors (FP2) with Legge polished brass rim locks
Guttering .....	Colorbond.
Hot water Unit .....	Rennai Infinity 25 (option: Temperature controllers & Smart start system)
<b>Insulation</b> .....	<b>Ceiling: 2.5r Batts. External Walls (ALL): 1.5r Batts. Sisalation to roof over internal areas and external walls.</b>
Kitchen Door .....	<b>Solid cedar</b> (FD1) 2 panel/glass to side verandah (where shown on plan).
Laundry Door .....	Corinthian "7A" ½ glass door with VJ feature panel.
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 steel brackets to verandah areas.
Roof .....	Corrugated Zinalume @ <b>30 degree</b> pitch unless otherwise stated (Option: Colorbond*).
Roof Ventilator .....	Large colonial ventilator.
Taps .....	2 External house taps
Verandah Brackets .....	Not Included.
Verandah Flooring.....	<b>Concrete</b>
Verandah Roof.....	Skillion with extra height above verandah flooring. This reduces closed in feeling and is cooler.
Windows .....	Double hung aluminium with timber external mouldings. 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 .....	<b>2.7m (9 foot)</b> 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: <b>140x18mm</b> CSR architectural Traditional Victorian. Architraves: <b>68x18mm</b> CSR architectural Traditional Victorian.
.....	<b>Architrave Blocks:</b> 68x22mm Finlaysons Typical to passage way 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 .....	BED 1: 3 double power points, KITCHEN: 2 double and 3 single, and 1 double per room elsewhere.
Smoke detectors.....	Hard wired and adequate number to Australian standards;
Sundry.....	Telephone sockets x1, TV points x2

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## 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 .....	<b>Frameless.</b>
Shower .....	<b>Semi frameless</b> with pivot door.
Taps .....	Linkware designer range.
Toilet Suite.....	Regal suite ( <b>Porcelain</b> 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: SMEG - Ceran electric Cooktop Dishwasher: Provision for client supply. Cold water tap and single power point provided. Oven: SMEG - 60cm Stainless steel multi function electric oven Ranghood: SMEG - 60cm stainless steel canopy ranghood
Sink .....	Flinders Solutions 11/2 Bowl stainless steel 1200mm long
Taps .....	Elegance Delux sink mixer with handshower

## Internal - Tiling:

Tiles.....	<b>\$35/m2</b> 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 <b>wind loading N3 (W41)</b> as per Australian standards. All standard council fees including building application fees, stormwater and sewerage fully connected up to 10 metres from main, <b>water connection by local council (PC \$600)</b> . Soil test, contour survey, mandatory land searches, and professional foundation design also included.
Siteworks .....	Up to 300mm cut over building platform
<b>Termite Protection.....</b>	<b>Treated frame. Termimesh to perimeter of internal areas and all penetrations</b>

Please visit our web site for more detailed information and photographs. Garth Chapman is constantly reviewing our policies, procedures, and building specifications in order to provide the best possible products and services. Due to this process we reserve the right to alter these specifications without notice. \*All Options will incur additional costs.