

B & G COLE STANDARD INCLUSIONS

CONNECTIONS:

Sewer, Stormwater, Water Tapping, Gas (Mains) & Electricity (std set back)
OPTION: Septic System.

FOUNDATIONS

Engineered design "M" class slab classification – need engineering
OPTION: F17 bearers & joists with concrete stumps

FRAMING

Seasoned stabilised pine frame @450 centres with treated pine primed fascia

ROOF FRAMING

Engineered pine roof trusses as per Architectural design with 600 centres

BRICKS

Reclaimed Reds or equivalent Nubrik / Boral Std selection
OPTION: Handmade bricks or rendered facade

CONCRETE VERANDAHS

Smooth Colour Finish to front verandah
OPTION: 300x300 Terracotta laid straight with bullnose edge tile.

FRETWORK/LACEWORK (Exterior)

Timber corner brackets – choose from selection. Gable detail as per plan.
OPTION: Arched or Straight Fretwork or Lacework to front verandah

VERANDAH POSTS

EX 120x120 LOSP primed posts with chamfered edges and capital mould
OPTION: Base or Bollection moulds

ROOFING

Corrugated Colourbond or Terracotta /Cement Roof Tiles with Colourbond downpipes & spout

WINDOWS

Timber Awnings with window locks & flyscreens.

INSULATION

To 6 Star Energy Rating Report
(Energy Rating Report – by Owners)

INTERNAL WOODWORK

135mm Replica Customwood skirting, 85mm Replica Customwood architrave –

DOORS - Front – 4 Panel Solid Cricket Bat with matching sidelights and period front door frame

DOORS - EXTERNAL

Laundry - ½ lite paint ply door
Garage (into house) – Solid Core Door
French Doors & sliding doors – as per plan by window manufacturer.

DOORS - INTERNAL – Balmoral 4 Panel Painted

Door to passage doors & robes.
2340 high Flush Panel doors to Laundry Cupboards. Feature Double Doors – 10 lite with clear beveled glass.

DOOR FURNITURE –Front – Deadlock 001 with Pull Handle & Roller Bolt

Other External Doors – Protector Lock with Handle and back plate
Internal Passage Sets – Gainsborough Venice Lever Handle with Diplomat Robe knobs to robes/linen cupboards
Cavity Sliders – Radius Flush Pulls
Double Doors (internal - external), Barrel Bolt to fixed door

GARAGE MAIN DOOR -

Panellift with automatic operator & 2 x handsets. Colour/Design from std range (woodgrain or smooth)

GAS FIREPLACE

Cast Iron Fascia with Lux insert & Windsor Mantle. Hearth Tiles 200x75 with 3 x feature tiles – laid on mortar bed and brass angle trim

ROBES

Standard melamine shelf with chrome hanging rod. OPTION; Robe Fit Outs
Provisional amount for fit off of Bedroom 1 WIR

CORNICES

Ornamental Federation B to Entry, Lounge, Kitchen, Meals & Family
75mm cove cornice elsewhere
OPTION; Feature Plaster Archway

PAINTING

Exterior – 3 coats of Watty! Solaguard or similar
Interior – Doors & Woodwork 2 coats of semi-gloss Timber Paint over preprimed woodwork
Walls & Ceilings - Sealer & 2 coats of Premium Grade Paint
Cornices & Ornate plaster work to be painted in same colour as ceiling

CABINETRY

Kitchen - High quality Matt vinyl wrap or laminate with recon stone tops (standard range)
Laundry – Laminate cupboards and benchtops with 45ltr stainless steel insert trough.
Bathroom/Ensuite – Matt vinyl wrap or laminate with post formed laminate bench tops
OPTION: Stone benchtops

BASINS /BATHS/SHOWER BASES

1700 Acrylic Bath – Decina Uno
Polymarble Shower Bases
OPTION: Drop Down Tiled shower bases with water proof membrane
Caroma Cameo white basins
Porcher Cygnet toilet suites
OPTION: Period china toilet suite with timber seat and gold/chrome fittings.
Soap Holders to both Showers.
Semi Frameless Shower Screens with clear toughened glass

TAPWARE

Bastow Melrose tapware – Basin sets, Shower sets, Toilet stop taps, Flickmixer to Kitchen, Laundry Chrome Trough set with Washing Machine stop taps. 2 x External taps.

APPLIANCES

Generous allowance for your choice of Oven/Dishwasher/Rangehood.

ELECTRICAL

As per electrical design. Downlights & exhaust fans fitted by builder. No lights supplied
Smoke Detectors as per regulations.
Safety Switches.

HOT WATER SERVICE

Aquamax 205ltr gas hot water system.

FLOOR COVERINGS

108/85mm x 19 Std Tasmanian (60m²) Oak/Vic Ash T&G timber flooring with 2 pack polyurethane finish – 3 coats.
Carpet – by Owner

CERAMIC TILES

Wall Tiling – Allowance \$30m² plus Borders and Caps
1000 to all walls in Ensuite & Bathroom with 1900 to showers and 1 row over vanity.
Kitchen splashback 650 high
Laundry splashback 500 high
Floor tiling @\$30m² inc gst – laid straight to Bathroom, Ensuite, Laundry & WC

Ducted Heating and Cooling throughout
Ducted Vacuum throughout
Security System & Intercom System,
Leadlight to front door & surround

Compliance to 6 Star Energy Rating included.

Handover Booklet – detailing your final selections of Tiles, Grout, Paint and Cabinetry information.

We also detail the maintenance details and procedures.

B & G COLE PTY LTD ** BUILDING HOMES OF DISTINCTION SINCE 1987**

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