

B & G COLE PTY LTD – 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 or 900 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: Tiled

FRETWORK/LACEWORK (Exterior)

Timber corner brackets – choose from selection. Gable detail as per plan.

OPTION: Arched or Straight fretwork or Lacework to front verandah

VERANDAHS POSTS

EX 120x120 LOSP primed posts with chamfered edges and capital mould

OPTION: Base or Bollection moulds

ROOFING

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

WINDOWS

Meranti Awnings with window locks & flyscreens. Rear to 2340 high. Obscure glazing to Bathrooms & Ensuite

INSULATION

As per regulation 6 star Energy Rating (Energy Rating – by owners)

INTERNAL WOODWORK

135mm Replica Customwood skirting, 85mm Replica Customwood architrave

DOORS

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

Laundry - ½ lite paint ply door

Garage (into house) – Solid Core Door French Doors & sliding doors – as per plan by window manufacturer

INTERNAL – Atherton 4 Panel Painted Door to passage doors & robes.

2340 high Flush Panel doors to Laundry Cupboards. Feature Double 10 lites with clear beveled glass.

LEADLIGHT –

Leadlight to front door & surround

DOOR FURNITURE –

Front – Deadlock 001 with Pull Handle & Roller Bolt

Other External Doors – Protector Lock with Handle and back plate

Internal Passage Sets – Various

selections with Gainsborough & Delf Lever Handle with Robe knobs to robes/linen cupboards

Cavity Sliders – Radius Flush Pulls

Double Doors (internal _ external) – Flushbolt & 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

CORNICES

Ornamental Federation B to Entry, Lounge, Kitchen, Meals & Family 75mm cove cornice elsewhere

OPTION: Feature Plaster Archway

PAINTING

Exterior – 2 coats of Watty Solarguard Interior – Woodwork - 2 coats of semi-gloss Watty Timber Paint

Walls & Ceilings - Sealer & 2 coats of Watty Premium Grade Paint

Cornices & Ornate plaster work to be painted in same colour as ceiling

CABINETS

Kitchen - Matt vinyl wrap with Granite benchtop

Laundry – Laminate cupboard with provision for 45ltr stainless steel insert trough with post formed laminate benchtops

Bathroom/Ensuite – Matt vinyl wrap or laminate with post formed laminate bench tops OPTION: Granite benchtop

BASINS /BATHS/SHOWER BASES

1700 Arcylic Bath – Decina Uno

Polymarble Shower Bases

OPTION: Tiled shower bases with water proof membrane

Caroma Cameo white basins

Posh Canterbury Low Level China toilet suite

OPTION: Contemporary or Period China toilet suite

Soap Holders to both Showers.

Semi Framless Shower Screens with clear toughened glass

TAPWARE

Bastow Melrose tapware- Basin sets, Shower sets, Flickmixer to Kitchen, Laundry Chrome Trough set with Washing Machine stop taps.

2 x External taps.

APPLIANCES

Technika Freestanding electric Oven with gas cooktop SS. Technika

900mm Rangehoods SS with Boshc SS Dishwasher

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.

OPTION: Rinnai Infinity gas instantaneous

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 \$35m2

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 @\$35m2 inc gst – laid straight to Bathroom, Ensuite, Laundry & WC

Ducted Heating throughout

Ducted Vacuum throughout

Water Tank to meet Energy Rating to be connected to flushing devices.

OPTIONAL EXTRAS

Security System & Intercom System, Cooling, further leadlighting to highlight windows.

OPTION = All extras to standard quoted price

B & G Cole reserve the right to change pricing at any time.

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

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