



External

- **Cladding** - Weathertex cladding standard profiles only: *Old Colonial / Milwood Smooth / Milwood Rough Sawn*
- **Bricks** - From Builder's Standard Range with natural raked mortar.
- **Roofing** - Custom Orb Colorbond with 50mm Anticon. 125mm quad gutters and 90mm PVC downpipes.
- **Portico / Gable** - If applicable with standard batten detail.
- **Windows & Doors (Sliding)** Powder coated aluminium framed, standard range of colours available with keyed locks.
- **Floor slab & footings** based on "S" type soil classification.
- **External stairs** - Steel stringers with hardwood timber treads.
- **Termite Protection** To Australian standards.
- **Stumps** - 75mm x 75mm SHS Supagal™ Steel post with bored concrete piers to a depth of 750mm x 450mm wide.
- **Wind Rating** - Design N2. Additional requirements priced on application.
- **Earthworks** - No allowance. Subject to site inspection.
- **Services** - Underground power, sewerage, storm water & water up to a 6-metre setback.
- **Verandahs** - Verandah roof is skillion. For stump designs, verandah floor is shot edge hardwood decking. For slab on ground designs, (if applicable) verandah floor is plain concrete.
- **Taps** - Standard external taps x2
- **Handrailing** - (if applicable) - Ladies waist top rail with vertical timber balustrading
- **Under battens** - straight or scalloped- Not included.
- **Entry Door** - Front door - Hume Vaucluse Premier Unglazed with First Impression lockset & deadlock. Rear door is a XF1 (hollow core) if applicable.
- **Hot Water Unit** - Instantaneous gas hot water system.
- **Paint** - 3 colours premium grade from Builder's Range
- **Garage Doors** - Automatic roller door complete with two remote handsets (if applicable).
- **Rain Water Tank** - 5000 litre Poly round tank with rainaid & pump - (where applicable as per local authority)

Internal

- **Ceiling Height** - 2400mm.
- **Mouldings** - 68x12mm FJ Pine Colonial Skirting, 42x12mm FJ Pine Colonial Architraves, 90mm Cove Plaster Cornice.
- **Internal Doors & Furniture** - Selected Humes moulded panel hollow core doors from builders range with Gainsborough Diplomat knobs.
- **Robes** - One shelf with hanging rail.
- **Linen & Pantry** - Four shelves, pantry is by carpenter with internal door.
- **Broom** cupboard one shelf.
- **Paint** - 2 colours premium grade from Builder's Range.
- **Electrical** - Double power point- Main bedroom x2, Kitchen x2, Remaining rooms x1. Single power points- Fridge x1, Dishwasher x1, Range hood x1 Microwave. TV points x2. Phone point x1. Light point to each room. External light points x4. Smoke detectors hard wired to Australian Standards
- **Dishwasher Opening** - Cold water service only.
- **Laundry Tub** - Everhard Project 45 litre Stainless Steel tub and cabinet under.
- **Kitchen** - Cupboards - Built by cabinet-maker - PVC square edge laminated doors with white melamine interior. One bank of draws. Laminated post formed bench tops. Overhead cupboards to suit standard range hood (if applicable). Cabinetry handles from standard builders range.
- **Kitchen Sink** - Mako stainless steel 1¾ bowl single drainer.
- **Tapware** - Raymor Victoria sink mixer tap to kitchen sink. Raymor Armada powder coated brass to bathrooms and to laundry.
- **Oven** - Technika 600mm B59STIP under bench
- **Cook top** - Technika 600mm 4ELSS
- **Range Hood** - Technika 600mm SL1/01/60I. Slide out
- **Dishwasher** - Not Included
- **Vanity Units** - 900mm polymarble tops (centre bowl) with PVC edge laminated doors & cabinet whiteboard finish to interior.
- **Bath Tub** - 1525mm Raymor Aruba acrylic white.
- **Mirror** - Powder coated aluminium frame to length of vanity.
- **Shower Screen** - Powder coated aluminium frame, pivot door, clear glass 900 x 900mm.
- **W/C** - Porcelain Raymor Bella plus link suite 4.5/3 suite.
- **Wet Area Tiles** - Selections from Builder's Range to a (standard 20 x 20cm ceramic tile) standard laying pattern. (Includes frieze tiles to shower & mirror only) 2000mm high to showers, 600mm over bathtub, 600mm over kitchen bench top and 400mm to laundry tub & WM. Floor tile to all bathrooms, W/C and laundry with 1 tile high skirting. Chrome floor wastes as standard.
- **Internal Floor** - Stump homes - Structa-floor. (T&G Flooring excluded - optional POA) Slab homes - Plain concrete.
- **Preliminaries** - Drafting of plans and specifications. Soil test, Contour survey & Engineers footing design. Council building application. Building services authority fees and insurances to builders standard allowance.
- **Colour selection consultant** provided to a maximum of three (3) hours.
- **Six - months maintenance warranty.**
- **Six- year structural guarantee.** Town planning fees are not included. Telstra, Water meter and council connection fee by owners.

These Standard Inclusions are based upon a serviced site with water, water meter, Council sewer mains with connection point, electricity and connection points (power pole, Energex green box) available prior to construction. Scaffolding requirements as per Work Place Health & Safety are not included and can only be ascertained on site inspection and type of house constructed. The above is a guide to our general specifications and some items may not apply due to type of construction. Colonial Building Company is constantly reviewing our policies, procedures, and building specifications in order to provide the best possible service and product. As a result of this process Colonial Building Company reserves the right to alter these specifications without notice. Standard inclusion items detailed, apply if reflected on working drawings.

INITIAL
