

# COLMAC HOMES

"Our Family Business, Building your Family Home"

## PLATINUM SPECIFICATIONS

### Preliminary Inclusions

- Home owners warranty insurance
- Building permit fees
- 6-star energy rating report
- Structural 7-year warranty
- Working drawings by our in-house drafting team
- Soil test, BAL assessment, feature survey & engineering completed by Simon Anderson Consultants
- Full colour consultation in our extensive selection centre

### Site Costs/Connection Inclusions

- Construction to BAL 12.5 Bushfire standard.
  - Connections to sewer, water & storm water based on a 650m2 serviced allotment
- Total of 45L/M of sewer, 60L/M of Stormwater, 20L/M of power underground*

### Structural Inclusions

- "M" Class engineered raft slab. 120mm thick plate with 1.5m deep piers throughout with imported packing sand  
**NOTE: COLMAC HOMES DO NOT USE WAFFLE POD SYSTEM**
- Frame sure H2 LOSP **Termite Treated Blue** MGP10 structural 90x35 pine at 450mm centres. Framed onsite by our qualified carpenters.  
**NOTE: COLMAC HOMES DO NOT USE PREFABRICATED FRAMES**
- Fabricated engineered roof trusses at 22.5-degree pitch
- Colorbond Roof, Fascia & Gutter including Sisalation and metal top hat battens
- Colorbond or PVC downpipes
- 2550mm internal ceiling height
- Insulation: R4 batts to ceiling & R2 batts to walls
- CSR plaster including selection of cornice available
- CSR plaster battens to ceiling at 450mm centres
- CSR Enviroseal ProctorWrap to external walls

### External Inclusions

- Dynamic Windows aluminium **double**-glazed windows and sliding doors from their colour range
- Dynamic Windows flyscreens to all opening windows
- PGH bricks from builders range
- Brick infills above all windows, doors & garage opening
- B&D Panelift door with Colorbond finish with 3 remotes
- 2 x Garden Taps (1 on meter & 1 on house)
- Plain Concrete to Porch & Alfresco

### Electrical Inclusions

- Single phase power connection
- HPM Legrand Excel Life Matt White switches used throughout
- Double power points throughout (Quantity Per Quote)
- External power point to Alfresco
- 9-watt downlights throughout (Quantity Per Quote)
- Batten light in ceiling space at manhole
- Single external para flood light to laundry
- Sealed exhaust fans to WC & Laundry where reqd
- 4 globe heat light to bathroom & ensuite with built in exhaust fan
- Direct wired smoke detectors with battery backups as required
- 9-watt downlights to garage
- TV points x 2

### Kitchen/Laundry Plumbing Inclusions

- Franke double bowl sink to kitchen including waste
- Phoenix mixer tap from selected range to kitchen
- Water point for fridge in concealed wall space
- 45 Litre inset stainless steel sink to laundry
- Phoenix mixer tap to laundry Sink
- Washing machine connection points below or above bench including waste point



### **Bathroom/Ensuite Plumbing Inclusions**

- Choice of 3 basins with overflows and pop-up chrome wastes
- Choice of 3 Decina baths with pop-down wastes
- Phoenix Pina Chrome adjustable shower rail
- Choice of 3 plumbing range packs from Phoenix tapware  
*Plumbing range packs include towel rails, towel rings, toilet roll holders, robe hooks, mixers & bath outlets*
- Poly-marble shower bases (Sizes as per plan)
- Dual flush close coupled back to wall toilet suite with soft close seat and lid
- Semi frameless shower screens
- Polished edge mirrors (vanity size length)

### **Door Inclusions**

- Entry door: Selection from 2040mm Corinthian Madison range with clear or translucent glass
- Other external doors: 2040mm Corinthian solid core flush panel doors painted in light colour
- Lockwood Nexion entry sets to all external doors or selection of Lockwood bar handles with deadlock.
- Internal doors: Corinthian flush panel doors at 2040mm high
- Lockwood Velocity series internal door furniture
- White air cushion door stops

### **Robe/Shelving Inclusions**

- 4 x Laminex Wardrobe series fixed shelving to WIP
- 4 x White melamine shelving to WIL or linen
- White melamine top shelf only to broom
- White melamine to master WIR with top shelf and chrome hanging rail with 2 banks of 2 shelves & 4 drawers
- White melamine to bedroom robes with top shelf and chrome hanging rail with a bank of 2 shelves & 4 drawers

### **Appliance Inclusions**

- ILVE 900mm free standing cooker. Dual fuel gas cooktop & electric oven.
- ILVE 900mm canopy rangehood.
- ILVE stainless steel dishwasher:

### **Cabinetry Inclusions**

- Ambassador stone benchtops to kitchen only from standard range – 20mm, 40mm or 60mm edging
- Laminex benchtops to laundry (1.2m), bath & ensuite from standard range - 33mm edging
- Laminex silk or natural finish to cabinetry doors
- Overhead cupboards as per plans including plaster bulkheads
- 1 set of 4 utensil draws to kitchen with soft close
- 1 set of 3 pot draws to kitchen with soft close
- Large choice of handles from Touch

### **Heating/Cooling Inclusions**

- Brivis Compact Series 3 Star gas heater with up to 10 outlets. This includes hardwired programmable thermostat and return air grill  
**OR**
- Rinnai 7kw T Series Hi-Wall inverter reverse cycle wall mounted split system

### **Hot Water Service**

- Rinnai 30 tube solar hot water service with gas instantaneous backup and a 215L storage tank  
**OR**
- Rinnai 30 tube solar hot water service with electric booster and a 315L storage tank

### **Floor Coverings/Tiling Inclusions**

- Beaumont's Gold range ceramic floor tiles to kitchen, ensuite, bathroom, toilet & laundry (tile size up to 450mm)
- Beaumont's Gold range ceramic wall tiles in ensuite & bathroom (tile size up to 450mm)
- Beaumont's Gold range tiles to kitchen & laundry splash backs (tile size up to 450mm)
- Carpet from Cat 4 range include step lux underlay to remaining of house
- Tile skirting to wet areas to match floor tiles
- Choice of 67mm skirts & architraves

### **Finishing Touches**

- Wattle 3 Coat Ultra-Premium paint system
- Full Builders Clean
- Removal of Building material and site clean. Excess dirt left on site
- 3-month maintenance period