

DBC Queensland Homes

PO Box 1030 Paradise Point

Queensland 4216

ABN: 15 091 164 528 QLD Builders Lic No: 1002712

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www.dbcql.com.au

STANDARD TURNKEY SPECIFICATION

General

- Guaranteed start date
- Fixed price Master Builders Association contract
- Complete design service including construction drawings & engineering
- 7 year structural guarantee
- Builders **12 month** defect liability period
- All certification fees, building approvals & occupancy certificate
- Builders all risk insurance
- Building Services Authority insurance
- Full colour co-ordination service with our colour consultant
- Fully prepared building agreement including detailed finishes & fixtures specification
- Independently certified inspections
- Complete internal & external clean
- Panel lift garage door
- Automatic garage door opener with three remote control handsets

Earthworks & Slab

- Fixed price site costs
- Set out by qualified surveyor

Termite Protection

- Non-toxic physical termite management system to perimeter
- Termite protection system to penetrations

Connections

- Single phase underground power connection
- Complete plumbing & drainage connections
- Telstra conduit lead in

Roof

- Tiles from the Bristle Designer or Traditional range
- Heavy duty sarking under roof tiles
- Colorbond fascia & gutter from builders standard range

Insulation

- Sisalation wrap to external walls
- R2.5 batts to ceilings excluding garage & patios

External Finishes

- Large selection of face bricks from builders range
- Painted PVC downpipes
- "A" grade turf to front & rear lawn area
- Concrete paver edged garden bed with shrubs & mulch
- River rock bed to service entry
- Exposed aggregate concrete driveway, patio's & front path
- Rendered letterbox to match home with lockable insert
- Folding clothesline mounted to home

Internal

GCD "Rachael" or equal entrance door with stain finish
Entry set Lockwood "Paradigm" dead lock with lever set
Standard internal flush panel doors with gloss finish
Internal door furniture Lockwood "Velocity" lever sets
Vinyl sliding robe doors
Single shelf with hanging rail to all robes
Four shelves to linen cupboard
Vinyl sliding linen cupboard doors
62mm finger jointed pine skirting
42mm finger jointed pine architraves
90mm Cove cornices
Dulux three coat paint system to walls & ceiling
Fully lined interior to garage
2440mm ceiling height

Windows & Doors

Powder coated aluminium windows & sliding doors from builders range
Keyed window locks to all windows
Dead locks to all sliding doors
Flyscreens to all windows & sliding doors

Kitchen

33mm postformed laminated bench top
Huge choice of laminate options including gloss laminates
Laminated cupboard doors
Laminated cupboards throughout with a bank of four drawers
Stainless steel bar door handles to all cabinetry
Overhead cupboards with bulkheads to ceiling
Microwave space including power point
Ceramic splashback tiles to kitchen
Base Mk3 1¾ bowl stainless steel sink
Ivy Slimline sink mixer tapware
Four shelves to pantry

Appliances

BEKO OIF22100X 60cm 5 function oven (or equal)
BEKO HIC64101 60cm ceramic cooktop w/- knobs (or equal)
BEKO CTB6250X 60cm slideout rangehood (or equal)
BEKO DSN4630X dishwasher (or equal)
RINNAI EHF250S 250 litre electric storage HWS

Bathroom/Ensuite

Ceramic tiles to 2.0 metre height in shower area
Privacy latch to toilet & bathroom
Aluminium framed clear glass shower screen
Aluminium framed 900mm high x vanity width mirror to bathroom & ensuite
Laminated vanities with semi-recessed basin to bench top
Splashback tiling to vanities
Posh Solus chrome double towel rail & toilet roll holder
Victoria full ceramic dual flush toilet suite (close coupled)
Ivy Slimline tapware
Gen X shower rose
Chrome floor wastes
1500mm Base acrylic bath

Laundry

Posh Kensington 45ltr. stainless steel laundry tub & cabinet
Posh Bristol laundry wall tapware
Posh Bristol washing machine tapware
Splashback tiling above laundry tub

Plumbing

Two external taps

Electrical

Connection to underground mains
Meter box with circuit breakers
Energy efficient lighting throughout home
20 x down lights to main living with energy saving globes
1 x single non diffused fluro to garage
15 x double power points
5 x single power points
4 x ceiling fan to bedrooms
2 x television points including TV antenna
1 x telephone point
Smoke detectors to Australian standards

Fencing

Good neighbor treated pine timber fencing
Side return fences & gates as required

Air Conditioning

Split system air conditioner to kitchen/family/dining area

Floor Coverings

Ceramic tiling to main floor areas & wet areas
Carpet from the builders bronze range to bedrooms, walk in robe & media room

Blinds

Blinds to windows & sliding doors excluding wet areas & garage