

DBC Queensland Pty. Ltd.

ABN: 15 091 164 528 QBSA No: 1002712

P.O. Box 1030 Paradise Point QLD. 4216

Phone: 07-55637913 Mobile: 0438-881208

Email: keith@dbcqld.com.au

SUPERIOR 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
Colorbond panel lift garage door
Automatic garage door opener with three remote control handsets

Earthworks & Slab

“M” or “H” class site
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
Gas service to bottles or meter including compliance certificate

Roof

Choice of tiles from the Bristle Designer or Traditional range or Colorbond Custom Orb roof sheeting
Heavy duty sarking under roof tiles or sheeting
Colorbond fascia & gutter from builder's standard range

Insulation

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

External Finishes

Rendered double height bricks with 2 coats external low sheen
Painted PVC downpipes
“A” grade turf to front & rear lawn areas
Concrete paver edged garden beds 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
450mm or 600mm eaves (design specific)
Folding clothesline mounted to home

Internal

GCD range 2040mm x 1200mm pivot or hinged entrance door with stain finish
Entry set Lockwood "Paradigm" dead lock with Meridian pull handle
Standard internal flush panel doors with gloss finish
Internal door furniture Lockwood "Velocity" lever sets
Mirror or vinyl sliding robe doors
Walk in robe to master bedroom (design specific)
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
Three coat paint system to walls & ceiling
Fully lined interior to garage
2440mm or 2740mm ceiling height (design specific)

Windows & Doors

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

Kitchen

20mm "Essastone" or "Caesarstone" bench top
Laminex "Silk Finish" cabinets & doors
Melamine 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
Afa Flow double bowl undermount stainless steel sink
Mizu Soothe square gooseneck sink mixer tapware
Four melamine shelves to pantry

Appliances

BEKO 90cm Duel Fuel Freestanding Cooker GE15320DX (or equal)
BEKO 90cm stainless steel & flat glass rangehood CWB9601X (or equal)
BEKO 60cm stainless steel dishwasher DSN4630X (or equal)
Bosch Professional Continuous flow gas hot water system

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
"Silk Finish" joinery vanities with Porcher Cygnet semi recessed basin
20mm "Essastone" or "Caesarstone" bench top
Splashback tiling to vanities
Posh Solus chrome double towel rail
Posh Solus toilet roll holder
Victoria full ceramic dual flush toilet suite close coupled
Mizu Soothe tapware
Posh Bristol 5 function shower on rail (incorporates soap holder)
Chrome floor wastes
1675mm Base acrylic bath

Laundry

Posh Solus stainless steel laundry drop in tub

Ivy Slimline laundry tapware
Ivy Slimline washing machine tapware
Splashback tiling above laundry tub

Plumbing

Two external taps

Electrical

Earth leakage safety switch
Meter box with circuit breakers
Telstra wiring to home
Energy efficient lighting
30 x 70mm down lights to main living with energy saving globes
1 x circular fluro to kitchen
2 x single non diffused fluros to garage
25 x double power points
4 x single power points
3 x television points including TV antenna
2 x telephone points
2 x smoke detectors to Australian standards

Air Conditioning

Ducted reverse cycle air conditioner to all rooms

Fencing

Good neighbor treated pine timber fencing (based on 50% contribution by neighbor)
Side return fences & gates as required

Floor Coverings

Ceramic tiling to main floor & wet areas (allowance \$35.00/m2 supply only)
Carpet to from the builder's silver range to bedrooms, walk in robe & media room