

# **DBC Queensland Homes**

**PO Box 1030 Paradise Point**

**Queensland 4216**

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

**Office: 07-55637913 Mobile: 0438-881208**

**[www.dbcql.com.au](http://www.dbcql.com.au)**

## **STANDARD BASE 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**

“M” or “H” class site  
Fixed price site costs up to 1.0 metre fall across 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  
Telstra conduit lead in

### **Roof**

Tiles from the Bristle Designer or Traditional range  
Colorbond fascia & gutter from builders standard range

### **Insulation**

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

### **External Finishes**

Selection of face bricks from builders range  
Painted PVC downpipes  
450mm eaves (design specific)

### **Internal**

Corinthian Madison (PMAD104) or equal entrance door with painted 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  
Flush panel "quick slide" sliding robe doors  
Walk in robe to master bedroom (design specific)  
Single shelf with hanging rail to all robes  
Four shelves to linen cupboard  
Flush panel "quick slide" 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

### **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 1¼ bowl stainless steel sink  
Ivy Slimline sink mixer tapware  
Four melamine shelves to pantry

### **Appliances**

1 X BEKO OIF22100X 60cm 5 function oven or equal  
1 X BEKO HIZG64121 60cm gas cooktop or equal  
1 X BEKO CTB6250X 60cm slideout rangehood or equal  
Everhot 3.6kw 315 litre electric storage 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  
Laminated vanities with semi-recessed basin to bench top  
Splashback tiling to vanities  
Posh Solus chrome double towel rail  
Posh Solus toilet roll holder  
Victoria ceramic dual flush toilet suite close coupled  
Posh Bristol tapware  
Gen X shower rose  
Chrome floor wastes

1500mm Base acrylic bath

### **Laundry**

Posh Kensington 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**

10 lin. metres underground mains

Meter box with circuit breakers

Energy efficient lighting throughout home

Down lights to main living with energy saving globes

Single non diffused fluro to garage

15 x double power points

5 x single power points

2 x television points including TV antenna

Telephone point

Smoke detectors to Australian standards