



## SPECIFICATIONS

by

**PDB HOMES**



### FLOOR

Class "S" concrete slab on level site

### EARTHWORKS

500 mm fall allowed

250 mm cut and fill (house pad only)

### CONNECTIONS

Underground power, sewer, storm water & water connection to 600m2 lot with 6 meter setback & 5000L Water Tank Connected to Laundry & WC.

Contract, Survey's fee, Council fee (based on Brisbane City Council) Engineer's fee, QBSA fee, construction insurance on base price

### FAÇADE

Face Brickwork from Austral Bricks range Urban One

### ROOF

Concrete tiles from Bristile Designer & Traditional range, with 450mm eaves

Roof Sarking with roof tiles

Colorbond Facia and Gutter

Colorbond Roof, with 50 mm anticon underlay

Isulation Batts to roof spaces (excluding garage ceiling)

Sarking to all external walls

### CEILING

2590mm ceiling height to single storey and lower level of double storey,

2440mm ceiling height to first floor of double storey

### GARAGE

Remote Control garage door with three transmitters

### TERMITE PROTECTION

Complete termite control protection to AS.3660.1

Homeguard to concrete slab penetrations. Full Homeguard to perimeter of brickwork including garage

### WINDOWS

Aluminium lockable Tinted windows throughout from Builder's designer range

Flyscreens to all openable windows

Obscure glass to Wc and Bathrooms

#### **HOT WATER SERVICE**

Cromagen Solar Hot Water 300L System (subject to REC) or  
Rheem Gas Hot Water System  
Connection and installation of gas services to hot water unit, cook top

#### **ELECTRICAL**

1.5 Kw Solar Power System (subject to customer eligibility) REC, Colorbond roof only  
Circuit breakers to meter box  
Earth leakage safety switch.  
Smoke detectors as per Council requirements  
Double Power Points throughout, TV point to Master Suite, Family & TV area.  
Provision for one phone point to kitchen (excludes phone line). 1 External power point.  
Note: Exhaust fans will only be installed as standard where required for ventilation purposes

#### **DOORS**

Front: Corinthian (Choice from Solidcarve, Urban or Madison)  
Sidelight panel as standard  
Laundry: Corinthian No.7 half-glazed door or Aluminium Sliding door  
Internal: Accent or Sorrento Design from Builder's Range  
Includes door stops throughout

#### **MOULDINGS**

Pencil Round, Splayed or Dar Square Dressed  
Skirting pine -66x12 ;Architraves -42x12

#### **KITCHEN**

Fully Laminated Kitchen (including pantry to selected designs)  
Your choice of handles from Builder's Range  
Syntetic Bench-tops Stone  
Quality Stainless Steel sink 1 & 3/4  
Your choice of ceramic tiles to Kitchen Splash-Back & Returns (allowance \$ 27/m2 )  
Provision for dishwasher including power and water point  
Provision for Fridge power and water point

#### **PANTRY**

Five Shelves to Pantry

#### **APPLIANCES**

Westinghouse 600mm Stainless Steel Canopy  
Westinghouse 600mm Wall Oven Fan Forced  
Westinghouse Stainless Steel Dishwasher  
Westinghouse 600mm Ceramic Cooktop or  
Westinghouse 600mm Gas Cooktop

#### **BATHROOM / ENSUITE**

Designer acrylic bath/s

Vanity unit fully lined interior and fully laminated exterior  
Synthetic vanity top  
Frame-less mirror to vanity top  
Polished silver-coloured pivot action shower door with clear safety glass

#### TAPWARE

Kitchen: Chrome Vegi spray Style Sink Mixer Mondo  
Vanity: Chrome Mixer  
Bath: Chrome Mixer  
Shower: Choice of Chrome Wall Mixer with Slide Rail Hand Shower & Soap Holder  
OR  
Chrome Exposed Rain Shower with Full Length Rail to Ensuite  
Chrome Wall Mixer with Slide Rail Hand Shower & Soap Holder to Bathroom  
Laundry: Chrome Mixer Tap to laundry trough & Chrome laundry wall mounted tap set located in Cabinet (washing machine)  
Garden: Garden taps provided to front & rear (two in total)  
Note: Tap-ware can be selected across all designs Misty, Tapac

#### CERAMIC TILES

Wall and floor tiles to En-suite, Bathroom, Powder Room (where applicable)  
Laundry and WC areas. Fully tiled shower recess.  
Tiles from Builders Range ( allowance \$ 27/m2 )

#### LAUNDRY

Laminated Base Cupboard (2 doors) & Bench-top with Stainless Steel Drop in Tub

#### WC

Imperial white vitreous china pans & cistern

#### DOOR FURNITURE

Front: Gainsborough " Contractor700 series" set with cylinder deadlock  
Laundry: Gainsborough Terrace Set  
Internal: Gains borough "Contractor 700 series" chrome passage set. Privacy sets to powder, en-suite, baths & W/Cs; Robe/Linen:  
Gains borough "Contractor 700 series" chrome half passage set

#### ROBES

Single ventilated shelving and hanging rail to Robes and  
four single ventilated shelves to Linen  
Single Melamine shelf and hanging rail to Master WIR

#### PAINT

Taubmans 3-Coat Wall Paint System  
(1 coat Sealer, 2 coats Easycoat to all internal walls)  
2-Coat System to ceiling, cornice and gloss enamel to interior timber and doors

#### ACCESSORIES

Chrome finish single towel rail to bathroom, double towel rail to Ensuite and towel ring to Powder room (where applicable).  
Chrome finish toilet roll holder to en-suite, WC & powder room (where applicable)

## 6 MONTH MAINTENANCE PERIOD INCLUDED

### EXCLUDED ITEMS

Floor Coverings (except wet areas), Light Fittings, Air-Conditioning, Pergolas, Retaining Walls, Landscaping, Turf, Letterbox, Clothesline, Concrete Drive Way, Spa Baths,

Vacuum Maid, Intercom, Security Alarm System are not included.

NOTE: Owner is responsible for all Services to be provided to the site boundary and any upgrading is also owner responsibility

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\*Price effective 1 April & are subject to change without notice

PDB Homes reserves the right to change or substitute the model and type of any included products. Inclusions may vary depending on the supplier

Design may vary due to location of the site, estate covenant and materials selected  
Specifications to be used in conjunction with PDB Homes plans and designs only.

Errors and omissions excluded