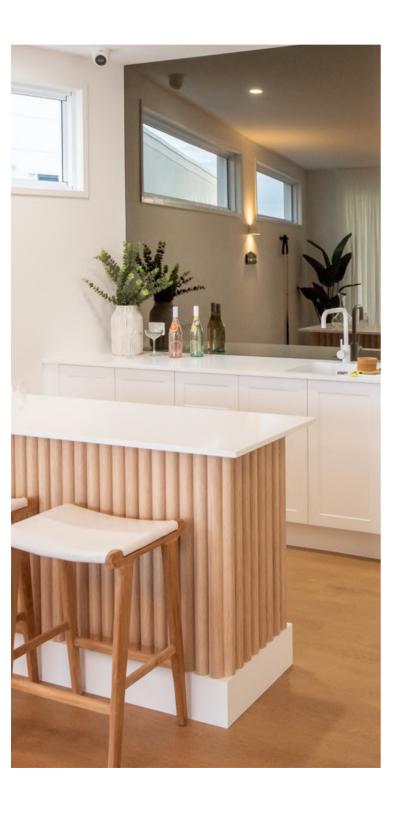


YOUR SOUTH EAST QLD BUILDER SINCE 1985

03	Why Choose DQH
04	Studio 256
05	External Inclusions
06	Internal Inclusions
07	Electrical Inclusions
80	Kitchen Inclusions
09	Bathroom Inclusion
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11	General Inclusions

WHY CHOOSE (DQH)



Local Family-Owned Builder since 1985

Custom Design Plans

> Structural Guarantee

12 Month Handover Maintenance

Locals
Supporting Local
Trades and
Suppliers

STUDIO 256



One of the most exciting times in the lead up to building your new home is the colour selections appointment.

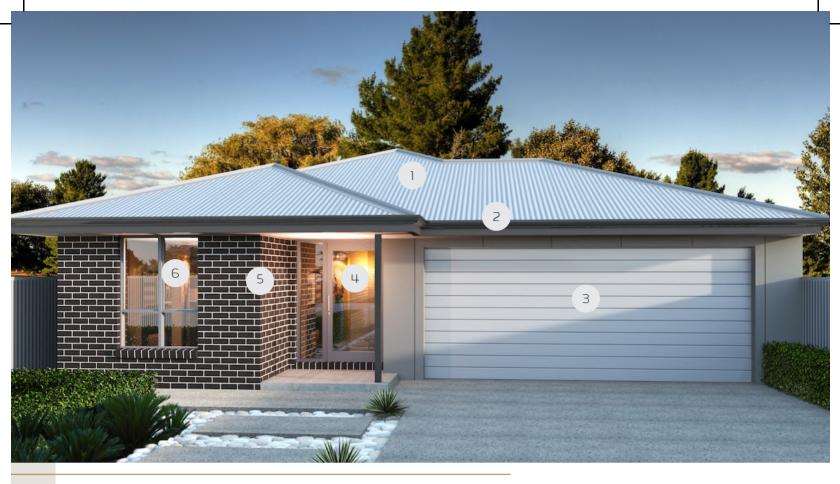
Studio 256 is located at our Head office, 256 Nicklin Way, Warana.



All of your selections are made right here at Studio 256 with our in-house Consultants.

Our experienced Design Consultants will guide you every step of the way ensuring you feel confident in every decision you make.





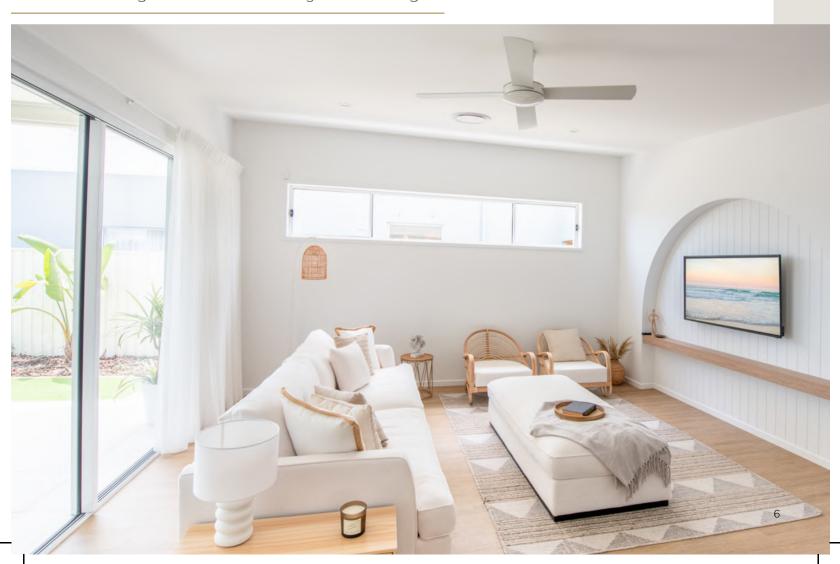
STANDARD EXTERNAL INCLUSIONS

- Roof Colorbond Steel roof with 21 degree roof pitch in a range of colours.
- 2 Fascia & Gutter Available in a range of Colorbond Colours.
- Garage Door Automatic Sectional garage door unit with two remotes and wall mounted remote button. Available in 4 different profiles and a range of colours.
- Entry Door and Handle Corinthian Blonde Oak AWO 5GL with translucent glass and Gainsborough Double Cylinder TriLock.
- Bricks PGH Impressions Singles, Hinterlands, Naturals, Lunar, Horizon (excluding Rockhampton), Lifestyle (excluding Perisher Double Height) Coastal Hamptons (excluding Beach and Gull Grey)
- 6 Windows Aluminium Powder coated windows and sliding doors in a range of colours.
- Exterior Paint Wattyl Solagard Exterior Range
- Termite resistant non-toxic treated renewable plantation timber is used for all wall frames. Frames are made in factory with a stud spacing of 600mm.
- Roof Trusses are engineered and factory prefabricated. Using termite resistant, non toxic treated renewable plantation timber.
- Reflective foil backing under the roof and R2.5 ceiling insulation batts fitted.
- External walls are covered with reflective foil insulation.

INTERNAL INCLUSIONS

- Ceiling Height 2400mm flat lined on the underside with plaster board.
- Internal Doors 2040mm high Corinthian Deco Range with Gainsborough Avant handles.
- Robes White Melamine shelf with hanging rail and 4 white melamine shelves to bedroom robes.
- Linen 4 White Melamine shelves.
- Cornice 75mm coved, Architraves 42×12 and Skirting 68×12 painted pine.
- One layer of 10mm thick plasterboard is used on the walls. Generally 10mm thick reinforced plasterboard is used on the ceilings.
- Bath and Ensuite walls have high moisture resistant plasterboard.
- Waterproofing is carried out to all wet areas of the house. Shower walls and all wet area floors are fully waterproofed using an acrylic membrane.
- Internal Painting One coat of Wattyl Ultra ASU and Two coats of Wattyl ID Advanced Low Sheen. Trims Two coats of Wattyl Aquatrim Gloss.

 Ceiling Two coats of Wattyl Ultra Ceiling White.





- Underground power supply connected for standard block.
- Smoke Detectors hard wired to 240v supply to Australian Standards.
- Earth Leakage safety protection system on power circuits.
- Consumption meters supplied by Energex.
- Separate light circuit breakers on all lighting circuits.
- Separate circuit breakers on wall oven/ hotplates.
- Separate circuit breakers for electric hot water system.
- 250L off peak Electric Hot Water Storage Unit.

ELECTRICAL INCLUSIONS









KITCHEN INCLUSIONS

- 1 Benchtop High Moisture resistant board with your selected laminate.
- Cabinetry All doors and drawers are high moisture resistant laminate board in your selected laminate. The internal cupboards are built with high moisture resistant melamine board.
- 3 Splashback Tiles to 700mm high selected from our range of tiles.
- Fridge Space included at 1850mm High x 1000mm wide x 600mm deep.
- Fridge Tap Included





Streamline Axus Pin Lever Mixer AX16726

Oven - Delonghi 60cm Multifunction - DCO5XL

Cooktop - Delonghi 60cm 4 zone ceramic - PVC61SK

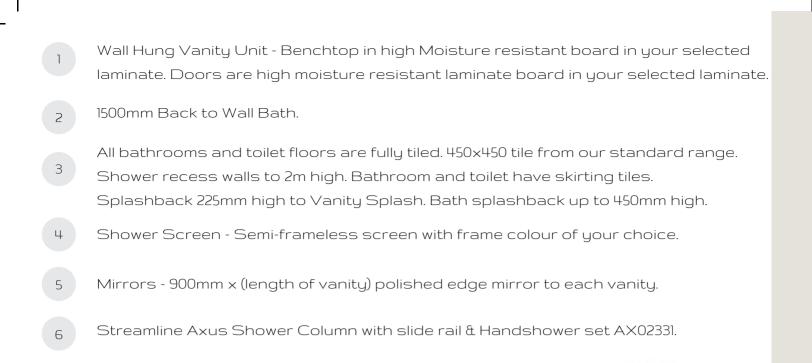
Rangehood - Delonghi 60cm front recirculating

slide out - TAFR60S





Franke Genisis 1200mm Dbl Bowl Sink GSX621



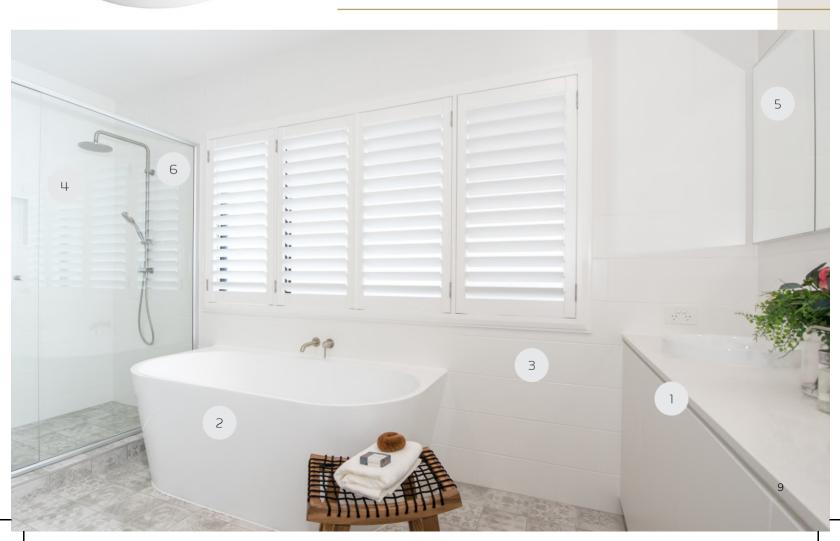


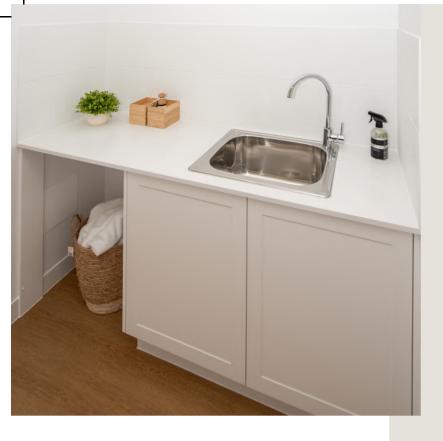
Obscure Glass to toilet and bathroom windows.

Tapware - Quality Streamline basin mixer, shower mixer and wall bath mixer set throughout all bathrooms in your selected finish.



Toilet - Arcisan Axus Rimless BTW Toilet Suite AX04000.C







LAUNDRY INCLUSIONS

- Everhard 30lt Project Laundry Tub, stainless steel bowl, white poly cabinet (if shown as freestanding)
- Abey Project 45Ltr Flushline
 Tub (where cabinetry is applicable)
- Quality Streamline Gooseneck Mixer.
- Laundry Floor is to be fully tiled, 450x450 square tile from our range. Skirting Tiles to 225mm high.
- Laundry Splashback to be tiled to 450mm high. To selected from our range of tiles.





GENERAL INCLUSIONS



- Master Builders Building Contract.
- Insurances included of QBCC, Builders All Risk and QLeave.
- Contour survey of land up to 800m2 lot, soil report and engineers slab design.
- Temporary underground power box set up for house construction. Excludes Energex connection and consumption costs. Connection is in owner's name.
- Onsite sanitation for the duration of the construction.
- Concrete pumping for footings and slab if required.
- Sediment control fence and rock driveway for standard block.
- Temporary site fencing around perimeter of lot if required.
- 6 Star Energy Efficiency assessment achieved as a minimum on standard designs.
- Site levelling up to 0.5m and clearing of light grass not including removal or dumping.
- Penetrations within the slab area are to have "physical" termite barriers installed.
- Stormwater, town water and sewer connection included for standard blocks.
- Two external hose taps with anti-backflow valves to Australian Standards.
- The builder does a full builders house clean prior to hand over of the house.

 They will also carry out a full site clean removing all rubbish from the site.
- The builder grades the land (immediately adjacent to the house) away from the house.





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STUDIO 256

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