



DEMAC HOMES (QLD) PTY LTD

DEDICATED TO QUALITY AND SERVICE

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 BSA GOLD CARD NO. 21425 - ACN NO. 010 545 598 - ABN 94 010 545 598
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Quality Control:

We employ licensed subcontractors only who produce quality workmanship. Some of these tradespeople have worked for Demac Homes since 1987. At the completion of each home we engage an independent inspector to inspect the home for an defects. Any defects that are identified are rectified before the house is handed over.

Demac Homes is proud to produce a quality product

Warranties and Insurance:

Six month maintenance period

Six year structural warranty guaranteed by the Queensland Building Services

Builders all-risk insurance (insures home during construction)

YOUR NEW HOUSE

SPECIFICATION/SCHEDULE OF FINISHES

			COLOUR SELECTION 1	
ITEM	QTY	DESCRIPTION	DESIGN /MODEL	COLOUR /FINISH
INTERNAL FINISHES				
FLOOR COVERINGS		Ceramic Floor Tiling to all wet areas and to kitchen, hallway and family area. Floor Tile (330x330mm)		Itaca Almond
		Carpet to lounge and all bedrooms		Mocha
PAINTING		3 Coat Paint System. Solver Flat Acrylic to ceilings and Solver washable Premium Acrylic to all walls. Gloss enamel to all internal doors and woodwork. One colour to internal walls.		
		Main wall colour	2131/WH	Cream Stone
		Doors	2131/WH	Cream Stone
		Skirtings/Architraves:	2131/WH	Cream Stone
		Ceilings		White
		Variations		N/A
ARCHITRAVES		42X12 Architraves	Colonial	
SKIRTINGS		68X12 Skirtings	Colonial	
WINDOW COVERINGS		Vertical blinds to all windows and glass sliding doors		
KITCHEN				
Cabinets		600mm wide bench cupboards finished with 16mm gloss doors with selected door knobs/handles, white melamine internal linings, Caesar stone bench tops with square edges , one intermediate shelf and a nest of four (4) drawers.		
		Overhead cupboards (2100mm height). Ceiling height Gyprock lined pantry cupboard with four (4) shelves and Corinthian Readicote hardboard door.		
		Square panel fronts and ends to breakfast bar and 300mm wide Caesar stone top to raised servery (where applicable).		
Benchtop		CAESAR STONE		Nimbus
Cupboards		Underbench cupboards,overhead cupboards & drawer fronts	Sheen	Mountain Pepper
Kickboard		Laminate kickboard		Aluminium
Sink	1	Clark Radiant R175 series bowl and a half stainless steel sink with provision for dishwasher drainer.	Abey	NN175
Tapware		Sink mixer by Atlas Taps	ECO	Chrome
Dishwasher	1	Westinghouse push button installed in kitchen cabinets with power point, water connection and outlet.	SB907SS	Stainless Steel
Oven	1	Westinghouse Underbench	POP663s	Stainless Steel
Cooktop	1	Westinghouse	PHP255s	Stainless Steel
Rangehood	1	Westinghouse	WRJ600us	Stainless Steel
Tiling		Floor Tile (330x330mm)		Itaca Almond
		Splashback (200x300mm)		Plain White

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ITEM	QTY	DESCRIPTION	DESIGN /MODEL	COLOUR /FINISH
BATHROOM/ENSUITE				
Cabinets		900mm vanity unit with polymarble top and three drawers by cabinet maker.		
Ensuite		Laminate Vanity top		Nullabor Stone
		Laminate Vanity fronts		Light Beige
		Laminate kickboard		Aluminium
Bathroom		Laminate Vanity top		Nullabor Stone
		Laminate Vanity fronts		Light Beige
		Laminate kickboard		Aluminium
Shower screen	2	Showerama aluminium fixed shower screens with pivot door, coloured frame and clear laminated glass		White frame
Mirrors	2	900mm (height) mirrors with coloured aluminium frames to bathrooms and ensuite - Frame -		White
Sanitary ware	2	Elderings 500 toilet roll holders	Tradesman	Chrome
	2	Elderings 500 double towel rails	Tradesman	Chrome
	2	Caroma dual flush toilet suites	Slim line	White
	1	Imperial 1525mm pressed steel enamel bath	Shark	White
Tapware		Taps by Linkware	Entice	Chrome
Soap Holder	2	Ceramic		White
BATHROOM/ENSUITE TILING				
ENSUITE		Floor Tile		Cream
		Skirting Tile		Plain White
		Wall Tile		Plain White
		Vanity Splashback Tile		Plain White
		Shower Feature Tile		Fiv Glass Blend 182 Fossil
		Variations		N/A
BATHROOM		Floor Tile		Cream
		Skirting Tile		Plain White
		Wall Tile		Plain White
		Vanity Splashback Tile		Plain White
		Shower Feature Tile		Fiv Glass Blend 182 Fossil
		Bath Feature Tile		N/A
		Bath Front Tile		Plain White
		Variations		N/A
WC		Floor Tile		Cream
		Skirting Tile		Plain White
		Variations		N/A
ELECTRICAL <i>(all subject to variation depending on the house design)</i>				
	14	Light points		
	3	Single power points		
	21	Double power points		
	2	Phone points		
	3	Television outlets		
	1	Circuit breaker		
	6	Ceiling fan lights		
	2	Smoke detectors		
		Light fittings to all lights throughout the home		
TV AERIAL	1	TV aerial with splitter		
HOT WATER	1	Rheem Integrity GAS hot water system		

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ITEM	QTY	DESCRIPTION	DESIGN /MODEL	COLOUR /FINISH
EXTERNAL FINISHES				
<i>(all subject to availability)</i>				
BRICKS		Boral	Horizon	Girraween
		Austral	Sovereign	Sandringham Silver
		Variations		
PAINTING		Solover Gloss Acrylic to external woodwork and meter box. Gloss Enamel to front entry door and sidelight.		
EXTERIOR		Render (only if specified, otherwise it is an optional extra)	0665/137	C/B Merino
		Bargeboard	N/A	
		F/C sheeting on gable	N/A	
		Gable Timber Battens	N/A	
		Downpipes	0665/137	C/B Merino
		Exterior Doors	0665/137	C/B Merino
		Meterbox	0665/137	C/B Merino
		Railings	N/A	
		Posts	N/A	
		Variations	N/A	
ROOF		BHP Colorbond OR		Woodland Grey
		Boral concrete roof tiles		Daintree
GUTTERS		BHP Colorbond metal guttering	Quad	Dune
FASCIA		BHP Colorbond metal fascia		Dune
BARGE		BHP Colorbond		Dune
WINDOWS		Aluminium sliding windows with keyed locks		
		Frames		Black
		Glazing - obscure in all wet areas - elsewhere		Clear
		Security screens installed to all windows, sliding doors and to the front and back doors - Frames -		Black
GARAGE DOOR	1	BHP Colorbond Automatic Panel Lift with three remote controls plus hynebeam to support (additional cost in lieu of roller doors)	Ranch panel lift	Woodland Grey
DOOR STYLES				
ENTRANCE		Corinthian Panelcarve	PPC8	
LAUNDRY		Corinthian Durocoat tempered hard board door	820	
BEDROOMS		Corinthian Readicote	RMDF	
PANTRY		Corinthian Readicote	RMDF	
LINEN		Corinthian Readicote	RMDF	
WARDROBES		Corinthian Readicote	RMDF	
VINYL		Wardrobes - front		Birch
VINYL		Wardrobes - vinyl		Chalk
		Variations		
DOOR FURNITURE				
EXTERIOR				
ENTRANCE		Gainsborough entrance set with 850 deadlock and 998 trim	Governor 840	Antique Brass
LAUNDRY		Gainsborough	Consul 840	Antique Brass
INTERIOR				
DOORS		Gainsborough	Contractor Series	Antique/Bright Chrome
KITCHEN		Handles	Bow	Satin Chrome
WET AREAS		Handles	Bow	Satin Chrome
TERMIMESH		To slab perimeter		
BUILDERS PAPER		Installed to improve the efficiency of air conditioners		

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ITEM	QTY	DESCRIPTION	DESIGN /MODEL	COLOUR /FINISH
WATER TANK	1	5,000 litre water tank supplied and installed on a concrete pad 2.5m x 2.5m with one downpipe connected directly from the gutter to the tank and two downpipes go underground from the roof to the tank. These two downpipes will have rainheads installed. (Water tanks for duplexes are 3,000 litres for each residence)		
		The tank is connected to the toilet cistern and the washing machine cold water taps. An electric pump with a rainbank is supplied and installed. The rainbank has an automatic switching device providing supplementary water from the reticulated water supply. This rainbank switching system activates when there is insufficient water levels in the rainwater tank.		
YARD	2	Yard gullies		
	2	Landscaped gardens to front of house		
		25 cubic metres of top soil , contoured to one yard gully. Mowing and maintenance		
		A grade turf to front and back yard		
		Concrete driveway to garage and path to front door		
FENCING		Fully fenced		
		with single/double gates to sides where applicable		
	1	Letterbox - Sunni Trade 340x150x240 post		
COMFORT		1 x 2.75 H.P. reverse cycle air conditioner installed in lounge-dining area. 1 x 1.00 H.P. reverse cycle air conditioner install in main bedroom. 4 Star rated in accordance with AS/NZS 3823.2:2005		
		R2.5 Fibreglass Ceiling Batts		
LAUNDRY	1	Laundry tub		White
	1	Clothes Line - wall mounted clothes line with concrete pad under		
Tiling		Floor Tile (200x200mm)		Cream
		Splashback (200x300mm)		Plain white
		Skirting Tile		Plain white
QUALITY		Independent Quality Inspection by A1 Quality Control		