

# Inclusions List



## DÉCOR

- Choose from a range of designer interior and exterior colour palettes coordinated by our interior design team

## EXTERNAL

- Clay bricks from Boral Bricks with natural colour rolled mortar joints (Category 1)
- Bricks over façade windows
- Painted beam above garage door (façade specific)
- Concrete colour-on roof tiles from Alice Roof tiles (Choice of Stuart or Olga profiles)
- Hume XN1 Entrance door with Lanes deadlock combo set
- Colorbond gutters, fascia, downpipes and flashings
- Designer aluminium awning windows to facade
- Aluminium sliding windows with powder coated frames to remainder
- Aluminium sliding doors with powder coated frames to remainder (number and location of sliding doors is design specific)
- Keyed locks to all openable windows and doors
- Clear glazing to Bathroom, Ensuite and WC windows (where applicable)
- Fibre cement infill over all non-façade windows and doors
- Plaster or fibre-cement lined ceiling to Porch and Alfresco areas (design specific)
- Brick pier or timber post to Alfresco (design specific)
- Garden tap at front meter location
- Additional garden tap on house wall to rear of home
- Batten light point outside all external doors

## GARAGE

- Colorbond sectional panel garage door
- Plaster lined ceiling and side walls
- Hinged weatherproof flush panel rear exit door (design specific)
- Lane internal access door from garage to house with keyed handset

## SITE COSTS & CONNECTIONS

- Part A & B termite treatment to Australian standards (slab penetrations and perimeter treatments)
- Engineer designed Class M waffle slab including Alfresco, Verandah & Porch areas (design specific)
- All site works up to 300mm fall over building area (based on balanced cut & fill)
- Concrete pump hire for slab pour
- Owners to provide all services to property boundary
- Connections of underground power up to 12 lineal meters
- Connections of mains water, mains gas, sewer and stormwater up to 6 lineal meters
- Provision for future fibre connection (conduit with drawstring from front boundary to Premises Connection Device (PCD) location and from PCD location to Network Termination Device (NTD) location in garage, both with drawstrings)
- Compliance with up to N2 wind rating

## STRUCTURAL

- 90mm MGP10 pine wall studs at 450mm centres
- 2440mm ceiling height (slab to underside of roof trusses)
- Engineer designed roof trusses at 22.5 degree roof pitch

## ENERGY RATING

- Sisilation wrap and R1.5 wall batts to external walls of dwelling and to garage/dwelling wall
- R2.5 cellulose insulation to ceiling of dwelling only
- Weather seals to all windows, external doors and internal access door (design specific)
- Self-sealing exhaust fans
- Rinnai solar hot water service with 175 litre storage tank and continuous flow gas booster

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## INTERNAL

- 2040mm high flush panel readicote doors throughout
- Walk in robe(s), built in robes and storage cupboards as per plans
- White melamine shelf to all robes at 1600mm high with chrome hanging rail
- Four white melamine shelves to linen cupboard(s)
- One white melamine shelf to broom cupboard at 1600mm high
- Iconic levered door furniture to all passage doors
- Iconic fixed handles to all robe and built-in cupboards
- Chrome hinges and door hardware
- 67 x 12mm painted MDF double pencil round architraves and skirting boards throughout all non-wet areas
- Cushioned door stops throughout
- 75mm cove plaster cornice throughout
- Two coat paint system (flat acrylic to ceiling, low-sheen to walls and gloss to internal doors and trim)

## KITCHEN

- Laminate benchtops with post formed edges
- Coloured melamine finish base cabinetry
- Coloured melamine finish overhead cupboards 720mm high either side of rangehood with overhang at bottom (no handles)
- Protective vinyl edge to all cabinetry doors and drawers
- Infill above overhead cupboards
- Set of 4 cutlery drawers with metal runners – plastic cutlery insert to top drawer
- White melamine finish inside all cabinets
- Site built or coloured melamine pantry with 4 white melamine shelves (design specific)
- Dishwasher provision
- Bestlink Innova Rosebud stainless steel sink 1 ¾ bowl with drainer
- Bestlink Nirvana flick mixer tap
- Stainless steel handles to all base cabinetry doors and drawers
- Tiled splashback above benchtops

## APPLIANCES

- Domain 600mm DEO-315 stainless steel oven
- Domain 600mm GAS60-STD stainless steel four burner gas cooktop
- Domain 600mm RHD60-TAPE-A stainless steel canopy rangehood vented to roof space

## BATHROOMS

- Laminate benchtops with post formed edges
- Coloured melamine finish base cabinetry
- Bestlink inset basins (either square or round) with chrome waste outlets
- Bestlink Nirvana chrome mixer tap
- Polished edge mirrors to full width of vanities finishing at 2000mm high
- Tiled splashback 300mm high between benchtop and underside of mirror
- Wall tiles to showers to 2000mm height
- Semi-frameless pivot shower screens to 2000mm height
- Bestlink Nirvana Shower Rail With Solid Brass Shower Head & Bestlink Nirvana mixer tap
- Bestlink Jade white acrylic bath in tiled hob with wall mounted Bestlink Nirvana mixer tap (design specific - size as per working drawings if applicable)
- Wall tiles 400mm high above bath hob (if applicable)
- Bright chrome tile trim to edge of bath hob
- White polymarble shower bases (900 x 900mm unless otherwise noted on working drawings)
- Stainless steel handles to all cabinetry doors
- Tiled skirting
- Bestlink Claire close coupled vitreous china dual flush toilet suites with soft close seat

## LAUNDRY

- Everhard white powder coated steel laundry cabinet with 45 litre stainless steel trough
- Nero classic chrome trough-mounted mixer tap
- Chrome washing machine stops
- Tiled splashback 400mm high above trough
- Tiled skirting

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## FLOOR COVERINGS

- Your choice of either floor tiles or timber-look laminate flooring to entry, kitchen, pantry and dining (from builders range)
- Wall to wall carpet to all remaining areas (from builders range)
- Tiles to wet areas (from builders range)

## HEATING

- Ducted heating to all bedrooms and living areas
- Manual thermostat
- Ceiling outlets

## ELECTRICAL

- Double power points throughout (3 to Master, 2 to all other bedrooms and study (design specific), 3 to
- each living area, one to dining, 2 to kitchen, 1 to laundry, 1 to ensuite, 1 to bathroom, 1 to garage)
- Single power point to dishwasher space, fridge space and NTD location in garage
- One television point to each living area with 7 metres of co-axial cable to roof space
- Hard-wired smoke detectors with battery back-up
- Ceiling batten lights throughout
- Batten light point outside all external doors
- Energy saving light globes
- Connected switch gear switches and power points
- Self-sealing exhaust fans
- Safety switch, circuit breakers and earth leakage to meter box

## DOUBLE STOREY HOMES

- Rendered lightweight foam cladding to offset walls (design specific)
- Staircase with closed stringer, MDF treads, remainder MDF, painted timber handrail, stainless steel balusters
- Powder Room to Ground Floor (toilet suite and vanity, either semi-inset basin in laminate drop front benchtop without doors or wall hung - design specific)

## QUALITY

- 10 Year Structural Warranty
- 3 month maintenance

## EXCLUDED ITEMS

- Community infrastructure levy to council if applicable
- Consumer account opening fees
- Telephone run-in
- Bushfire requirements

## DISCLAIMER

- Landscaping, wallpapers, decorative lighting, décor & furniture are not within our scope of works
- Strive homes reserves the right to alter specification and other product information without prior notice. For information on standard inclusions and optional display items please consult your Strive Homes Consultant.

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*\* Please refer to detailed working drawings for clarification of any design specific items*