



ZAC Homes CLASSIC *Inclusions*

EXTERNAL *Finishes*

FRAME – All framing in accordance with AS1684 with 90mm (nom.) framing timber.

WALLS - Face brickwork (selection from Classic Range) James Hardie, PrimeLine® chamfer to lightweight clad areas or Moroka finish as per plans.

ROOF - Concrete roof tiles from Classic Range with roof pitch 22.5 degrees as standard.

BASIX - 3000 Litre Steel Tank or connection to recycled water system. (Subject to estate requirements).

WINDOWS - Aluminium sliding windows with clear glass, key locks to operable doors and windows. (Obscure glass to wet areas - No allowances for Fly screens)

BALUSTRADE - Aluminium picket powder coated handrails, HR 40 Standard.

FASCIA AND GUTTER – 115mm quad gutter and metal fascia, standard Colorbond® colours.

DOWNPIPES - 90mm round PVC downpipes (Painted).

GARAGE DOOR - Sectional overhead door with lock handle. (Selection from standard Colorbond® colours).

GARDEN TAP - To front and rear (excluding gully under).

TERMITE TREATMENT – Granitgard termite barrier installed to Australian Standards AS3660.1.

FRONT DOOR - Hume Vaucluse XV1 with clear glazed sidelight (where applicable).

EXTERNAL HINGED DOORS - Hume SCX1 solid core (DTH) door and/or a Hume XF1 solid core (DTH) door with 1/3 clear glass, to laundries only (without window).

EXTERNAL DOOR FURNITURE - Entrance set and double cylinder deadbolt keyed alike.

EXTERNAL PAINT FINISH - Taubmans™ acrylic (No allowance for staining).

INTERNAL *Finishes*

CEILING HEIGHT - 2440mm to all living areas. 75mm step-down to Garage.

CORNICES - 90mm cove cornices throughout. (Excl. BIR/L)

SKIRTING AND ARCHITRAVES - 66mm x 11mm pine pencil round profile, paint finish.

INSULATION - R2.0 batts to all external framed walls (Incl. garage/internal walls) & R3.0 batts to ceilings. (Under roof area only).

CUPBOARDS - Robes to have single melamine shelf & chrome plated hanging rail, linen with 4 melamine shelves.

DOORS - Hume flush hollow core doors.

INTERNAL DOOR FURNITURE - Lever with privacy lock to bathroom, ensuite & powder rooms.

STAIRCASE - Enclosed treads and risers (for carpet finish). MDF stringer, pine posts, oval profile handrail and square balustrade with paint finish.

PAINT FINISH - Taubmans™ low sheen acrylic to walls, gloss enamel to woodwork & doors, one colour. Matt acrylic ceiling white to ceilings & cornice. (No allowances for stain finish).

KITCHEN *Finishes*

BENCHTOPS - Laminated 33mm tight form.

DOORS - Flat panel square edge melamine.

DOOR HANDLES - Selection from Classic Range.

CABINETS - All white melamine cupboards, with 1 x bank of 4 drawers including cutlery tray. (No allowance for bulkhead).

KITCHEN SINK - 1 & 3/4 bowl stainless steel with one sided drainer.

DISHWASHER PROVISIONS - Opening, plumbing & power, for future appliance.

MICROWAVE PROVISION - Opening & Power for future appliance.

TAPWARE – Chrome sink mixer.

PC *Items*

OVEN - 600mm electric multi-function in stainless steel.

COOKTOP - 600mm gas in stainless steel. (Subject to availability of Natural Gas).

RANGEHOOD - Fixed recirculating 600mm in stainless steel.

HOT WATER - Continuous flow 26L gas hot water unit in a recess box.

GAS PACKAGE - Connection to cooktop, hot water system, 1 x internal heating point. (Above subject to availability of Natural Gas).

LAUNDRY *Finishes*

TUB - 42L stainless steel tub with white cabinet including concealed bypass.

TAPWARE - Chrome mixer to tub & concealed W/M taps to beneath laundry tub.

BATHROOM *Finishes*

SHOWER SCREENS - Semi framed chrome with clear glass.

BATH - Acrylic bath (white) with tiled surround.

MIRRORS - Framed (chrome 900mm high) x width of vanity.

TAPWARE - Chrome basins & wall mixers, chrome shower on rail.

TOILET – Close coupled toilet Suite W/soft close seat.

VANITIES - Custom floor mounted flat panel square edge cupboards, with acrylic moulded white vanity top.

POWDER/WC VANITY - Floor mounted acrylic moulded white vanity 400mm.

ACCESSORIES - Chrome single towel rail, paper holder & ring where applicable.

TILING *Finishes*

TILE SELECTION – Selection from classic range ceramic tile.

BATHROOM/ENSUITE - 300x300mm floor tiles, chrome round floor waste, wall tiles approx. 2.0m high to shower, approx. 0.6m high behind bath, skirting tile to remaining.

POWDER ROOM - 300x300mm floor tiles, chrome round floor waste, skirting tile to remaining.

KITCHEN - Tiled splash back to underside of overhead cupboards.

LAUNDRY - 300x300mm floor tiles, chrome round floor waste (if applicable), skirting tile to remaining & splash back to tub.

EXTERNAL TILING - Floor tiles to Patio & Al-Fresco areas.

ELECTRICAL *Finishes*

POWER POINTS – 1x double power point to each room, 2x double power point to kitchen, 1x single power point to cooktop, range hood, dishwasher (provision), refrigerator space and microwave (provision).

LIGHT POINTS - 1x light point (with shade) per room, 1x external light point (batten holder only) for patio's, verandah's, alfresco area, laundry and balconies.

TELEPHONE POINT - 1x phone point with underground conduit from boundary. (Client responsible for phone connection with Phone Company).

TELEVISION POINT - 1x television point with standard cabling left in roof space for connection to aerial by others.

DATA POINT - 1x Data point adjacent to TV point

NBN READY- Provision ready for future NBN connection and Hub connected to previously noted above 1x phone point, 1x TV point, 1x data point.

EXHAUST FANS - Standard Exhaust Fans to Wet Areas (excluding Laundry).

SMOKE DETECTORS - Direct wired with battery back up, located to suit the Building Code of Australia.

SAFETY SWITCH - Earth leakage safety switch in a single-phase meter box.

All items above are subject to individual designs and floor plans. House and land packages are subject to predetermined items.

ZAC Homes has the right to alter prices and inclusions without prior notice. All designs are copyright to ZAC Homes Pty Ltd. Builders License No. 47259C. Date Issued: 25.8.15

CALL 1300 350 793 OR VISIT www.zachomes.com.au | VISIT OUR DISPLAY CENTRE