





Evoque Inclusions

KITCHEN

Oven	600mm Westinghouse electric oven WVE613S
Cooktop	600mm Westinghouse gas cooktop WHG640SA OR 600m Westinghouse electric cooktop WHC642SA (only if gas not available)
Rangehood	600mm Westinghouse rangehood WRH605IS*
Tapware	Chrome sink mixer with gooseneck spout
Sink	Double end bowl stainless steel sink
Splashback	Fully tiled splashback to underside of overhead cabinetry
Benchtops	32mm laminate with rolled edge
Joinery and handles	Laminated joinery with kickboard, designer handles and pot drawer
Pantry	4 × melamine shelves
Overhead cabinets	Overhead cabinets to kitchen bench and fridge space including bulkheads

INTERNAL

Frame and truss	Engineered steel frames and trusses
Ceiling height	2450mm high ceilings to ground floor and first floor*
Doors	2040mm high flush pre-hung internal doors in pre-primed paint finish to ground floor and first floor including pantry, linen and laundry*
Bedroom robes	Mirrored sliding doors and 1 × melamine shelf and hanging rail*
Door stops	Cushion doorstop to internal doors
Door furniture	Lever set to internal passage doors and privacy set to bathroom, ensuite and WC doors in satin chrome
Linen	Round designer handles and 4 × melamine shelves*
Skirting and architraves	67 × 12mm bevelled edge profile architrave and skirting with painted finish
Cornice	90mm Cove cornice at the junction of wall and ceiling
Paint	Dulux Three Coat paint system to internal walls and woodwork
Flooring	Thrive Homes standard range tiles to entry, hall, family, kitchen and dining/living with Thrive Homes standard range carpet to bedrooms and remaining rooms*
Stairs	Standard specification staircase*

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EXTERNAL

Driveway	Broom finished coloured concrete driveway (house and site dependent, garage to boundary) and a plain concrete crossover (from boundary to kerb)
Slab	Engineered concrete slab to suit 'M' class soil classification
Front entry door	Selection of quality timber front entry doors 2040mm (H) x 820mm (W)
Laundry door	Aluminium sliding door or half glazed hinged door*
External door furniture	Lockwood Lever entrance set in satin chrome and double cylinder deadbolt
Roof pitch	22.5° roof pitch * (façade and estate dependent)
Metal roofing	Colorbond Quality metal roofing including insulation blanket
Fascia and gutter	Colorbond fascia and quad gutters
Cladding	Composite cladding to nominated areas and facades
Garage door	Sectional overhead garage door, including sectional door operator
Bricks	Face bricks with off-white mortar and ironed joints
Windows	Aluminium lockable windows and sliding doors
Alfresco	Engineered broom finished concrete slab with roof over Plasterboard ceiling and boxed surround
Wall insulation	R2.0 Batts to external walls including walls between garage and house
Ceiling insulation	R3.5 Batts to ceiling with roof over excluding garage and alfresco
Termite protection	Termite protection to pipe penetrations and perimeter cavity
Taps	Garden tap to front and rear

BATHROOM, ENSUITE AND POWDER ROOM

Tapware	Chrome spray handset on shower rail, chrome basin mixer, chrome bath spout and chrome bath/shower mixer
Mirrors	Frameless polished edge mirror above vanity
Benchtops	32mm laminate with rolled edge
Vanity and handles	Floating vanity in one colour only and designer basin and handles
Bath	1650mm rectangular bath*
Shower	Framed shower screen with pivot door
Accessories	600mm chrome double towel rail and toilet roll holder to bathroom and ensuite only, towel ring to powder room only
Toilet suite	Close coupled toilet suite
Tiling	Thrive Homes standard range floor and wall tiling up to 2000mm in shower recess, up to 500mm over bath and single row of skirting to remainder*

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SERVICES AND SUSTAINABILITY

Hot water	5 star 26L continuous flow system
Electrical	Double power points to each room with double and single power points to kitchen appliances* Wiring to smoke detectors and oven Earth leakage safety switch with single phase meter box. Exhaust fans supplied where required
Lighting	Downlight package including approx. 10 to kitchen and living area as nominated by Thrive Homes, batten holder light point including globe to remainder External light point to eaves at external doors
TV, phone and data	2 × TV points, 2 × Phone point and 1 × Data point
Fibre optic network	Provision for fibre optic network, phone and data point with TV cable to roof space with splitter
Gas	Gas connection (subject to availability)
Certificates	<ul style="list-style-type: none">• Structural engineer's certificates for concrete slabs and piles• Pest control certificates• Site contour surveys and plans
Fees and requirements	Complying development certificate fees, home owner's warranty insurance, occupation certificate fees, water authority fees, long service levy, standard council fees and requirements, 149 certificate, initial surveyor and structural engineering fees and hydraulic design and design certificate fees
Other	Scaffolding, railing, roof scaffolding and stair void protection as per WH&S requirements (depending on site conditions), site fencing as per WH&S requirements, soil testing by engineer, waste management plan, sediment control plan, architectural plans and shadow diagrams*

ESSENTIAL ITEMS

Earthworks	Excavation up to 1m balanced cut and fill
Piling	Allowance made where required
Service connections	Electrical (underground power where applicable), provision only for phone connection, 100mm stormwater connection to street/easement, sewer connection to junction at front/rear within boundary, water connection and gas connection
BASIX	To comply with BASIX energy rating requirements including 3000L water tank (if required)

DISCLAIMER *House type dependent. This specification is subject to change and can be altered at any time as Thrive Homes sees fit to do so without notification. References to block size are based upon a standard block which is up to 450m² with up to 1m fall across the block. 'M' class soil classification, all services within boundaries, garage setback up to 5.5m from front boundary, even cut and fill.

Thrive Homes Pty Ltd considers safety in every aspect of your home, from design through to handover. During the construction phase, all components, including those that are at a height of 3.0 metres or more, can be completed safely due to Thrive Homes strict policies, work methods and safety controls. However, once the finished house is handed over to the client, Thrive Homes can no longer ensure the safety of any person that needs to maintain any components (for example, but not limited to light fittings, fixtures, antennas or gutter cleaning). The client must be aware that the maintenance of any components that are at a height of 3.0 metres or more, will require the implementation of adequate safety control measures and the service of a qualified person that is trained in safe work at heights.