

Essentials

INCLUSIONS





Quality Standard Inclusions

We pride ourselves in having exceptional customer service and making the journey of building your new ZAC home as fun and exciting as possible. As a company, our core values are Trust, Respect, Integrity and Pride which are not only shown throughout our offices but also extended to every client.

Contents

- 1** Kitchen and Appliances
Stylish and functional with quality stainless steel appliances
- 3** Bathroom
A modern light filled sanctuary to relax and refresh
- 5** Internal and Stairs
Relax and unwind with your family after a busy day
- 7** Laundry and Storage
Designed to keep your family neat and organised
- 9** Electrical and Plumbing
Essential connections so your family can move straight in
- 11** External and Garage
Be the envy of your street with our selection of facades
- 13** Approvals and Certification
- 15** Planning, Foundation and Connections







Kitchen and Butlers Pantry

We know your kitchen is the heart of your home. Our kitchens are stylish, functional and come with island benches and stainless steel appliances.

- A** Square edge POLYTEC laminate benchtops
- B** POLYTEC matt laminate cabinetry
- C** 1.75 bowl drop in sink with drainer to Kitchen only
- D** Single bowl drop in sink to Butler's Pantry
- E** Alder 'Star' Chrome mixer tap
- F** Ceramic tile splashback from Essentials Range
- G** Provisions for fridge, dishwasher and microwave
- H** Hafele standard hinges

polytec  caesarstone® **HÄFELE**

Appliances

Quality appliances to ensure your Kitchen stands the test of time. InAlto appliance come with a 5 year guarantee.

- I** InAlto 600mm retractable rangehood
- J** InAlto 600mm gas cooktop (Subject to availability of natural gas)
- K** InAlto 600mm electric oven

INALTO®



C



E



J



K



I

Bathroom

Whether it is starting your day, or winding down in the evening you will love our bathrooms. Cleverly designed to be light filled and functional with chrome finishes throughout, creating a truly essential space that will leave you feeling invigorated.

- A** Framed shower screen
- B** Decina acrylic white bath
- C** Framed Chrome mirrors to suit width of vanity
- D** Close coupled back to wall toilet
- E** Wall hung vanity with moulded acrylic top and drop in sink
- F** Wall hung vanity with acrylic top (where 400mm vanity only fits)
- G** Alder 'Star' chrome tapware (basin mixer, bath mixer set, 'Moda' shower rail set)
- H** Alder 'Star' Chrome accessories (toilet roll holder, towel ring, towel rail)
- I** 300 x 300mm tiling to floors and 2000mm tiling height to showers, 600mm to bath and skirting tile to remaining from Essentials range.
- J** Round chrome plated brass floor wastes

G



H







Internal

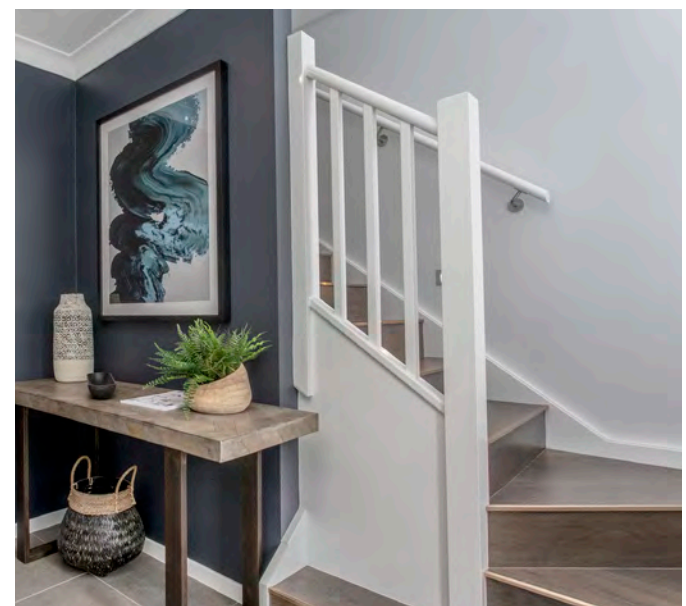
Your living space is your place to unwind and relax after a busy day. Spending time with your family and friends. Our open plan living spaces blend seamlessly with the rest of the home to give you large versatile areas to enjoy and share.

- A** 2400mm ceiling height to Ground and First Floor
- B** 90mm Classic Look cornice throughout
- C** Hume 66mm x 11mm pine primed pencil round profile skirting and architraves
- D** Hume flush hollowcore doors throughout
- E** Gainsborough knob style door handles with privacy locks to Bathroom, Ensuite and Powder/WC
- F** Tiles to main floor areas from Classic range, Magnetic Island Range Carpet to Bedrooms
- G** Taubmans 2 coat paint system
- H** R2.0 Insulation batts to all external walls, R3.5 insulation to ceilings



Stairs

- H** Enclosed treads and risers on staircase, pine post, oval profile handrail and square timber balustrade (paint finish)



Laundry and Storage

When it comes to keeping your family organised, our laundry and storage solutions are designed to ensure functionality and keep your home neat and tidy.

- A** 45L stainless steel tub with cabinet
- B** Alder 'Star' Chrome mixer tap
- C** Hume XF1 door with clear glazing and Gainsborough TradePro Entrance Knobset
- D** Built in robes to bedrooms with white melamine shelf and hanging rail
- E** 4x white melamine shelves to linen and walk in pantry

Gainsborough
ENTER WITH STYLE



A



B



C



D







Electrical and Plumbing

Your family will be able to move right in and be connected with all your electrical and plumbing needs.

- A** Classic double power point - 1x to each room and 2x to kitchen (white)
- B** 1x light bayonet point to each room
- C** 1x Classic telephone point with underground conduit from boundary
- D** 1x Classic TV point (Aerial not included, provisional wiring where necessary)
- E** 1x Classic data point adjacent to TV point
- F** Smoke Detectors wired with battery back up (located as required, interlinked to comply with AS3786)
- G** Exhaust fans to wet areas (excluding laundry)
- H** Rinnai continuous flow 26L gas hot water system in a Colorbond® recessed box
- I** Garden taps to front and rear (excluding undergully)
- J** Gas package - provision to cooktop, hot water system, 1x internal heating point (subject to availability of natural gas)
- K** 3000L Colorbond Slimline Rainwater Tank



External

Your home will have serious street appeal with a selection of modern facades featuring quality finishes. Out the back your living area flows seamlessly to an Alfresco under the main roof.

- A** 90mm structural wall framing throughout, with Termite Treatment (in accordance with AS1648)
- B** Brick selection from Austral Bricks “Every Day Life” Range. Off white mortar, ironed finish
- C** James Hardie HardiPlank Smooth cladding (where applicable)
- D** Concrete roof tiles selection from ZAC Essentials colour range. 22.5° roof pitch with sarking to underside of tiles
- E** Colorbond 115mm quad “hi-front” gutters and metal fascia from standard colour range
- F** 90mm painted PVC downpipes
- G** Aluminium sliding windows with keyed locks
- H** Aluminium picket style powder coated balustrades (HR40 Standard, where applicable)
- I** Hume Vaocluse XV1 entry door in paint grade finish with clear glazing and Gainsborough TradePro entrance knobset
- J** Tiling to Porch and Alfresco

Garage

- J** 86mm step down to garage
- K** Steel-Line Sectional Panel Lift Door with automatic opener and two remotes
- L** Plain concrete garage floor







Approvals and Certification

- A** Preparation and lodgment of Development Application including architectural drawings and all applicable fees*
- B** Preparation and lodgment of Construction Certificate including drafting of Construction drawings and all applicable fees*
- C** Waterboard authority application fees
- D** Structural Engineers certification for foundations and concrete slab on ground
- E** Certification for window and glass, electrical compliance, waterproofing and pest control
- F** 6 year structural guarantee as per industry standard
- G** 90 day maintenance period from completion of house

** Extra fees may apply due to council requirements and/or for Duplexes*



Planning and Foundations

- A** Provide site analysis assessment (subject to council requirements, extra fees may apply)
- B** Survey of site for house peg out
- C** Provide wind classification to timber frames up to 33m per second
- D** Sediment control barriers
- E** Kordon termite barrier installed to Australian Standards (AS3660.1)
- F** Temporary fencing to WHS regulations (up to 30 lineal metres)

Connections

- G** Provide external sewer drainage connection to authority's main (up to 10 metres of proposed dwelling)
- H** Provide external stormwater drainage (up to 10 metres of proposed dwelling)
- I** Provide external water connection (up to 10 metres of proposed dwelling)
- J** Provide gas connection subject to availability (up to 10 metres of proposed dwelling)
- K** Provide a telephone authorities lead in conduit, ready for the connection by others (up to 10 metres of proposed dwelling)
- L** Provide 3 phase underground electrical service cables from the supply authority network to the single phase meter box including connection, testing, metering and energising (up to 10 metres of proposed dwelling)

Please refer to the disclaimer for more information on Planning, Foundations and Connections







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