

ABOUT STR BUILDERS

STR Builders are a family owned and operated business servicing the Riverina and South West slopes of NSW. With over 50 years combined experience in the building industry Rod and Ty can design your new home on our latest in house computer design software. The service doesn't stop there!! Rod, Cheryl, Ty and Jen walk you through the entire build from selection of roof colour to turning the front door key for the very first time before you move in.

STR specializes in Custom built homes, whether it is "your plan or ours." Our standard plans are a great starting point which can be easily changed to suit your needs. We aim to produce a high professional service whilst ensuring you and your new home receives the individual attention only a custom home builder can deliver.

Our local tradesmen are experienced to deliver the quality workmanship STR has to offer. They understand the varied needs and requirements specific to homebuilding in our area. Rod and Ty work closely with them to provide a quality outcome.

WHAT MAKES US DIFFERENT FROM THE REST

- ✓ STR are Custom Home Builders So we build what you want
 - ✚ Individual plan designed and quote to fit your budget
 - ✚ Fixed price HIA contract
 - ✚ Turn key and Move
 - ✚ Premium Inclusions

- ✓ Design and Selection Centre
 - ✚ Unleash your creative ideas in our Selection Centre
 - ✚ In house Designer for interior and exterior or landscaping
 - ✚ Exclusive Furniture option from Gallery Direct based in Wagga Wagga

- ✓ Family Owned and Operated
 - ✚ Talk direct to the builder about your plan
 - ✚ Three generations of builders
 - ✚ Local subcontractors

- ✓ Come and see us at one of our 3 Display Homes or The Design Centre
 - ✚ Estella Rise 7 Morris Crescent Gobbagombalin NSW 2650
 - ✚ Forest Hill 4 Beech Street Forest Hill NSW 2650
 - ✚ Bungendore 53 Trucking Yard Lane Bungendore NSW
 - ✚ Design centre 38 Hammond Ave Wagga Wagga NSW 2650

STR BUILDERS INCLUSIONS

GENERAL INCLUSIONS

HIA Fixed Price Contract

- ✓ Plans & STR Specification
- ✓ Computer Design service
- ✓ Preparation of working drawings
- ✓ Soil test and standard structural engineering
- ✓ Council building application fees (standard applications, excluding town planning & relaxations).
- ✓ HBCF Home Warranty Insurance
- ✓ Third Party & Public Liability Insurance

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ✓ Site scrape and/or balanced cut & fill excavation to a level site PC. \$880.00
- ✓ Foundation Design (Footings) allowed complying with BCA, type 'M'.
- ✓ Pricing based on concrete slab unless otherwise requested.
- ✓ House constructed to Wind Loading N2
- ✓ Termseal Termite treatment to slab penetrations and physical perimeter barrier.
- ✓ Termite Treated Engineered Truss roofs to ASA standards.
- ✓ Termite Treated Engineered Wall frames to ASA standard
- ✓ 15 metres of underground electrical mains to block. No three-phase power allowed unless requested.
- ✓ Water connection from mains back to 15 metres.
- ✓ Sewer & Stormwater connections to existing serviceable connection points for sites up to 800m2 in size.
- ✓ No allowance is made for retaining walls, unless otherwise requested.

ENERGY EFFICIENCY

- ✓ Ceiling insulation rating R3.0 .
- ✓ Sarking to roof area.
- ✓ Wall insulation rating R2.0 to all external walls
- ✓ Sisalation 'wall wrap' to external stud walls.
- ✓ Instantaneous Hot Water System
- ✓ Weather seals to hinge entry and laundry doors.

BRICKS, WINDOWS, ROOFING & GARAGE

- ✓ Extensive range of clay face bricks from Builder's standard range PC \$1100/1000 *bbr .
- ✓ Natural mortar or off white with raked joints.
- ✓ Colourbond Steel Roofing
- ✓ Colourbond Fascia & Gutter
- ✓ Powder coated aluminium windows in the standard builder's range of colours – with clear glass.
- ✓ Keyed window locks to all opening sashes and sliding doors.
- ✓ Powder coated aluminium flyscreens to all aluminium windows & doors.
- ✓ Entry door Hume Newington XN5
- ✓ Sectional Panel-lift door, in the standard builder's range of colours, with 3 remotes.

KITCHEN APPLIANCES & FITTINGS

- ✓ Westinghouse Multifunction Oven, I Cooktop and Slide out Range hood 60cm, stainless steel.
- ✓ Dishwasher, stainless steel, 4.5 star water rating, 3 star energy efficiency.
- ✓ Posh Solus MKII 1 & ¾ sink 1200mm.
- ✓ Posh Solus MKII Mixer tap.
- ✓ Laminate finish cupboard with post formed bench tops laminates & door handles.
- ✓ Doors/drawers/panels 16mm melamine with 2mm pvc edging.
- ✓ Blum standard hinges.
- ✓ Laminate or brushed Steel laminate kick boards.
- ✓ 600mm tiling to Kitchen Splash Back to PC allowance

BATHROOM, ENSUITE & TOILETS

- ✓ Vanities to PC allowance (Custom built or ready-made)
- ✓ Posh Solus MK II (4* water efficiency) 7 year warranty
- ✓ Posh Solus Rectangle Bath 1525 Steel powdercoat
- ✓ Polished Frameless Mirror fitted to same width of vanity as per plan.

- ✓ Framed Shower Screens clear glass with pivot door, standard colours.
- ✓ Posh Dominique Toilet Suite vitreous china, back to wall, soft close seat (WELS 4*)
- ✓ Bathroom Accessories: Gen X chrome toilet roll holder
- ✓ Gen X Series 760mm double towel rail.
- ✓ Posh Solus ss 45l tub or Everhard Project 45ss Trough & Cab
- ✓ Stainless steel standard wastes.

CERAMIC TILING

- ✓ Tiles as per Specification to PC allowance \$45sqm *bbr.
- ✓ Bathroom & Ensuite: floors, 2000mm high to showers, 400mm above bath, vanity splash 200mm above & skirting tile.
- ✓ Kitchen: Splash back as per plan.
- ✓ Toilet & Laundry: floors, 400mm splash over tub or over bench, skirting tile as per plan.
- ✓ Standard ceramic tiler-lay included.
- ✓ No allowance has been made for frieze, decorator, mosaic or boarder tiles.

ELECTRICAL

- ✓ Earth leakage safety switch & circuit breakers.
- ✓ Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point.
- ✓ Light points to Specification
- ✓ Power points to Specification
- ✓ Two (2) television points with splitter.
- ✓ One (1) TV antenna.
- ✓ Smoke detectors as per plan (hardwired with battery backup).
- ✓ Pre-wiring for Telstra or NBN.
- ✓ Light fittings to PC allowance.

HEATING & COOLING

- ✓ Gas ducted heating
- ✓ Evaporative ducted cooling

STANDARD INTERNAL & EXTERNAL FEATURES

- ✓ 2500mm ceiling height to low set homes or as per plans.
- ✓ External Front Door hinged as per plan to PC allowance.
- ✓ Timber framed, clear glass sidelites if shown on plan to PC allowance
- ✓ Ready-coat External Laundry or Garage door as per plan.
- ✓ Internal Swing Doors & Cavity sliding doors Hume Oakfield Internal pre-hung, chrome-hinged, paint grade.
- ✓ Door furniture: External Lever Lockwood Nexion and Internal Lever Lockwood velocity range
- ✓ Half-splayed finger-jointed pine timber 92 x 18 skirting and 67 x 18 architrave.
- ✓ 90mm standard coved-cornice.
- ✓ Timber shelving Joiner made with standard 3 bank including top shelf and hanging rail.
- ✓ 6mm Villa board sheeting to all wet areas.
- ✓ 10mm Plasterboard sheeting to all other areas.
- ✓ Waterproofing to all wet areas compliant to ASA standard.
- ✓ Three (3) coat internal paint system using Taubman's paints. Two (2) coat external paint system using Taubman's paints (maximum of 3 colours).
- ✓ Hills hoist Clothes line
- ✓ Mail box to value of \$100 – installed
- ✓ Concrete Driveways (60sqm), Paths & Patios as per plans and Specification broom finished.
- ✓ Carpets as per Specification to PC allowance \$51sqm *bbr.
- ✓ Builders clean & all construction debris removed.
- ✓ Two external Taps allowed.
- ✓ Perimeter Colorbond panel fence 1.8m high – 50LM

WARRANTIES

- Six (6) month maintenance period
- Six (6) year Statutory Structural guarantee period.
- 2 years minor defects

'BEING A CUSTOM BUILDER.... WE WILL WORK WITH YOUR INCLUSIONS & PRODUCTS THAT YOU WANT AND SOURCE THEM AT THE BEST -POSSIBLE PRICE.'

*bbr - Builder' buying rate, generally significant saving compared to retail pricing.

*PC – prime cost item and referred to in conjunction with Contract & Specification. PC amount is the monetary value allocated to purchase a particular item.

