



At S.T.R we pride ourselves in producing a home for you with inclusions and a finish superior to all our competitors. Being a FAMILY run and operated local business it is in our own interest to meet all your requirements and expectation in design and finish.

We have a wide range of plans which have evolved over the last 38 years in the building industry. Our personal design service allows you to design and contribute to your new home, at no extra cost. S.T.R will price your plan or ours with the "Standard Inclusion List" and your choice of additional inclusions.

## STANDARD INCLUSION LIST

### *Preliminaries*

- Computer Design Service, which is of no cost to you.
- Fixed price building contract.
- Preliminary site inspection
- Geotechnical soil test report
- Basic excavation to a level site P.C \$800.00
- All building/Council Application fees.
- Home warranty insurance and registration.
- Third Party and Public Liability Insurance.
- Basic energy rating report
- Building certification & inspection fees
- Long service levy payments
- Council nature strip bond charges
- Water fees & Sewerage fees to standard town blocks.
- Structural engineered concrete raft slab design allowed
- All priced on a concrete slab unless otherwise requested.
- Engineered Truss roofs. Termite Treated
- Engineered Wall Frames. Termite Treated
- N2 wind loading design.
- 6 months Maintenance Warranty.
- 7 year Structural Guarantee.

### *Floor System*

- Footings & slab designed to 'M' classification
- Raft slab design in accordance with structural engineer design

### *Termite Treatment*

- Physical barrier
- Certification to relevant Australian Standards
- Termite treated frames & trusses

### **External Façade**

- Cladding as selected (if applicable)
- Bricks from selected builders range
- Natural mortar
- Selection of brick joints
- Acid washed on completion

### **Framing**

- Termite treated pre-fabricated engineered frames
- Termite treated pre-fabricated engineered trusses
- 90 mm x 35 mm pine internal & external frames
- Treated engineered beams where required

### **Roofing**

- Colorbond corrugated iron as selected
- Standard roof pitch 22.5 degrees
- Colorbond fascia
- Colorbond quad gutter
- Colorbond downpipes
- Fall protection guardrail during construction.

### **Windows**

- Aluminum windows & sliding doors in 'standard' colours
- Matching aluminum fly screens & doors with heavy duty aluminum mesh
- Window locks fitted as standard

### **Doors**

- Solid core Duracoat doors to laundry & garage here applicable
- Entry door from selected builders range
- Internal doors from selected builders range
- Lockwood Velocity door locks
- Lockwood Double cylinder deadbolts
- Cushion door stops fitted to all swinging doors

### **Electrical**

- Two double power points to lounge & living rooms
- Two double power points to master bedroom
- Two double power points to kitchen bench top
- One double power point to each additional bedroom/study
- One double power point to each basin
- Separate oven circuit
- One single power point to refrigerator, microwave & dishwasher
- RCD safety cutout to all circuits
- TV antenna fitted with mast, splitter & amplifier
- TV points to lounge & living rooms
- Telstra conduit from boundary to switch board
- Telstra point to kitchen
- Mains wired smoke detectors with battery back-up
- Two light Martec Tastic heat light/exhaust fan fitted to bathroom & ensuite
- External weatherproof power point to gas hot water.

### **Plumbing**

- Plumbing permits, fees & inspections
- Storm water connection to street or main, on a standard house block
- Sewer connection to council main, on a standard house block
- Aerated septic system (where applicable)
- Colorbond downpipes 100mm x 75mm (where not connected to a water tank)
- 2 external taps
- Posh mixer taps to all sinks, baths, showers from selected builders range from Reece
- Adjustable shower rail to all showers from selected builders range at Reece
- 1 ½ bowl stainless steel kitchen sink
- 45L stainless steel tub & cabinet to laundry, 45L stainless sink to laundry bench where applicable.
- Westinghouse dishwasher from selected builders range from Reece, supplied & installed
- 2000 L Poly Slimline tank & Vaada pump supplied & fitted, where applicable

### **Heating & Cooling**

- Gas ducted heating
- Evaporative ducted cooling

### **Insulation**

- Heavy duty sisalation installed to external walls
- Heavy duty sisalation installed under roof sheets
- R2.0 mineral bats fitted to all external walls, excluding garage
- R3.5 mineral bats fitted to ceiling areas, excluding garage

**Appliances**

- Westinghouse stainless steel gas cooktop
- Westinghouse stainless steel range hood
- Westinghouse stainless steel oven
- Westinghouse stainless steel dishwasher
- Rheem instantaneous gas hot water unit , including anti-theft box

**Plastering**

- 10 mm plasterboard to all ceilings
- 10mm plasterboard to all internal walls, excluding wet areas
- 6mm villaboard to all wet area walls
- 90mm cove cornice to all living walls
- 60mm cove cornice to all robes

**Joinery**

- Laminex kitchen cupboards
- Laminex vanities
- Laminex laundry bench , where applicable
- Overhead cupboards as marked on plans
- Professionally designed
- Pre-primed pine architraves & skirting
- Pre-primed pine robe jambs
- Melamine shelving to all linen cupboards
- Melamine shelving, hat shelf , with anti-sag hanging rail & one bank of 4 shelves to all wardrobes

**Painting**

- 3 coat system
- Ceilings Dulux professional flat ceiling white
- Ceilings wet areas Dulux professional semi-gloss
- Walls Dulux professional , 2 colours allowed
- Architraves, doors, skirting Dulux full gloss enamel
- Free colour consultation service.

**Glazing**

- Aluminium shower screens with laminated safety glass & pivot door
- Aluminium framed mirrors to each vanity
- Aluminium framed sliding robe doors to all wardrobes

**Floor Coverings**

- Carpet from selected builders range
- High density foam underlay
- Ceramic tile to all living areas, excluding lounge

**External**

- Concrete driveway to 60m2
- Paths to external perimeter, where applicable
- Clothes line supplied & installed
- Letterbox

**Completion**

- House professionally cleaned inside & out
- Extensive handover check list
- 6 month maintenance period
- 7 year structural warranty

Feel free to contact us to discuss any other questions you may have.

Thank you.

**HEAD OFFICE**

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