

2019 Zest Inclusions

Sienna Homes have taken a fresh look at what an affordable home should be. Zest is a range of quality inclusions that finish off your chosen home design with quality and functionality at a great price. Zest is also about convenience, simplifying selections, streamlining services and getting you in to your new home faster.

General Allowances	
Pre-Construction Services	Soil test, contour survey, footing design, building permit application (if using Sienna Homes nominated surveyor).
Foundations	Concrete slab construction up to class 'M' classification
Site Fall Allowance	Fall of land up to 300mm over building area
Service Allowance	<p>Connection to existing services within boundary including fresh water, natural gas, sewer, storm water and single phase underground power provisions based on a maximum building setback of 5 metres and an allotment smaller than 650m²</p> <p>Includes:</p> <p>Single phase underground power up to 12m from underground power pit to meter box location. Dry water tapping fee to fresh water and 2 water taps - 1 adjacent to water meter in front yard, 1 on wall attached to house as per contract drawings. Note: Water meter will be located directly in line with existing water tapping & at distance into front yard as installed by developer & water authority requirements.</p> <p>Sewer tie connection up to 1500mm deep Connection to stormwater assuming stormwater discharge point depth meets plumbing code requirements for fall Client is responsible for connection, account opening fees & service usage costs during the construction process</p>
Contract	Master Builders Association of Victoria Home Builders Contract.
Colour Selection	Choose from four stylish internal and external colour boards, curated by our Interior Designer

External Features	
Facade	A contemporary facade that includes a mix of face brickwork and render.
Mortar Joints	Natural colour with rolled joints
Structural	Stabilised pine frame and trusses to manufacturers specification
Roof Cover	Boral Slimline concrete colour on roof tiles (excluding sarking).
Roof Plumbing	Colorbond fascia, guttering and downpipes.
Infills	Light weight infills over garage door and side / rear elevation to windows and doors (unless indicated otherwise on drawings).
Entry Door	

2040mm Solicore flush panel entry door with paint finish
Aluminium powder coated door frame with sidelight (where applicable)

Entry Door Hardware

Gainsborough Ambassador Contractor 500 Series lever set, keyed alike to all external hinged timber doors.

Windows

Aluminium Awning windows with powdercoat finish and keyed locks to front elevation.
Aluminium Sliding windows with powdercoat finish and keyed locks to side and rear elevations.
Clear glazing to bathroom, ensuite and WC windows (if applicable).

Sliding Doors

Aluminium sliding doors with powdercoat finish and keyed locks.

Alfresco (design specific)

Includes plaster ceiling

Garage

Front Garage Door

Colorbond Sectional overhead garage door with automatic motorised garage door opener (2 remotes)

Garage Pedestrian doors

2040mm Solicore flush panel door with paint finish and Gainsborough Ambassador Contractor 500 Series lever set.

Kitchen

Benchtops

Laminated finish to kitchen benchtops with 32mm thick square edge

Cabinetry

Laminated finish to kitchen base cupboard panels, doors & drawers
Laminated finish to overhead cupboard panels and doors
Soft close hardware to drawers and doors (excludes corner cupboards)
Finger pull to overhead cupboards and 'D' Pull cupboard handles to remainder

Appliances

600mm Tisira TGF61 gas cooktop stainless steel - 2 year warranty
600mm Tisira TOT625 under bench oven stainless steel – 2 year warranty
600mm Tisira TSH60X slide out rangehood stainless Steel - 2 Year Warranty

Kitchen Sink

Franke Spark double bowl inset stainless steel kitchen sink.

Tapware

Alder Soho Gooseneck kitchen sink mixer tap.

Provisions

Dishwasher provision and connections.
Under-bench microwave space with pot drawer below

Bathrooms, Ensuites & Powder Rooms

Cabinetry

Laminate finish to vanities benchtops and doors
Soft close hardware to doors
'D' pull cabinet handles

Basin

Vitreous china Stylus Venecia basins with chrome waste and plug

Vitreous china Caroma Liano hand wall hung basin with chrome waste (if applicable as per contract drawings)

Tapware

Alder Soho basin mixer
Alder Soho shower mixer
Alder Designer shower rail with HS205 hand piece and plastic soap dish
Alder Soho wall mounted bath mixer set

Shower

Raised Tiled shower bases
1850mm high clear glazed semi-framed shower screen & semi frameless pivot door with silver trims.

Mirror

Polished edge mirrors above all vanity units positioned on vanity top

Bath

White acrylic bath in tiled hob

Toilet Suite

Stylus Venecia Vitreous china toilet suite with soft close acrylic seat.

Laundry

Trough

Combination stainless steel 45ltr trough & white powder coated steel cabinet.

Tap & Outlet

Alder Classico Straight Sink Mixer
Chrome washing machine stop taps

Internal Features

Ceiling Heights

2550mm nominal ceiling height in single storey homes & ground floor of double storey homes
2400mm nominal ceiling height to the first floor of double storey homes

Internal Doors

2040mm high flush panel internal hinged doors
2100mm high vinyl sliding robe doors to bedrooms
Hinged flush panel doors to linen cupboards in passage ways

Internal Door Hardware

Gainsborough Lianna internal hinged passage door sets.
Gainsborough Lianna dummy sets to hinged cupboard doors
Gainsborough rectangular corner flush pulls to internal passage sliding doors (if applicable).
PVC cushion door stops to all hinged passage doors

Paint

Internal walls – 2 coat Watty Professional Choice washable low sheen paint system
Woodwork and doors – Watty Professional Choice gloss enamel paint system

Mouldings

Single bevelled 65 x 18mm PMDF architraves and skirtings
75mm cove cornice throughout

Tiling

Wall tiling to wet areas & kitchen splashback as per contract drawings
Skirting tiles to wet areas and laundry as per contract drawings
All tiles from the Zest Category 1 range of tiles in standard laying patterns

Floor coverings

Flooring Tiling

Floor tiling to wet areas laundry and kitchen, as per contract drawings
All tiles from the Zest Category 1 range of tiles in standard laying patterns

Carpet & Underlay

Stain resistant solution dyed nylon carpet to the remainder of home on Dunlop Foam Underlay from the Zest Category 1 range of carpets

Stairs

Stairs (double storey home)

Custom MDF wood treads and risers with painted pine stringers
Paint finish handrail
Plaster dwarf wall balustrading

Robes & Storage

Bedroom Robes & Coat Cupboards

White melamine fixed shelf and a single hanging rod

Linen, Broom & Pantry Cupboards

Four white melamine shelves to Linen and pantry
One white melamine shelf to broom cupboard

Electrical

Power Points

Double power points throughout, single power points to microwave, dishwasher & refrigerator provision.

Internal Light points

Fixed batten holder with cowl shades to all light points

External light points

Fixed batten holders with cowl shades to entry & alfresco (if applicable)
Fixed batten holder with weatherproof adapter to outside laundry

Switch Plates

Clipsal classic series light switches as identified on electrical plan

Exhaust Fans

Sealed exhaust fans above showers
Combination light / exhaust fan to water closets without external ventilation

TV points

2 Free-to-Air TV points (cable left in roof space for future antenna)

Smoke detectors

Hard wired smoke detectors with battery backup

Safety Switch

RCD Safety switch and circuit breakers to meter box

Insulation, Hot Water & Heating / Cooling

Insulation

R1.5 bulk Insulation and sarking to all external house walls (including garage/house wall).
R3.5 bulk insulation to roof cavity above living zones

Hot Water

Rinnai solar hot water service with 175lt storage tank & 26L gas mains pressure booster system

Heating

Brivis 3 Star Gas ducted heating to living areas and bedrooms (refer to detailed drawings for locations).

Draft Exclusions

Sealed exhaust fans above showers

Draft seals to external hinged doors (excludes garage external pedestrian door)

Post Construction**Post Construction**

90-day maintenance period

7-year structural guarantee

Inspection before handover

Conditions:

Zest offers restricted upgrade options. Please refer to the Zest Upgrade Selections Sheet for the complete list of upgrade options available. No custom charges are available for this specification. No upgrades of property services are included (i.e. Gas service, NBN, water supply, sewer, stormwater, power upgrades, underground power pits etc). Surcharges may apply to certain build areas – speak to your new homes consultant for more information. Sienna Homes reserves the right to substitute product with an equivalent product due to supply issues, agreements or availability. The products proposed to be incorporated in future building contracts may differ from the items listed in this inclusion list for a range of reasons including product availability and changes in manufacturer's specifications. You should review any quotation and contract carefully to ensure that all products specified meet your requirements.