



Building Homes
with **Zeal...**

Standard Home Designs

A VARIETY OF DESIGNS

Zeal Homes is the place of choice to build your new single or double storey home.



Extensions & Renovations

LOVE WHERE YOU LIVE

Zeal Homes has the experience and care you need to take on your new home renovation or extension project.



Custom Homes

WE ARE SPECIALISTS IN CUSTOM BUILDS

We can work with you to design a home that suits your land, as well as your family's dynamics and lifestyle.

Split Level Homes

A SPECIALISED BUILDER

We understand the challenges and opportunities of building on sloping landscapes.





Build with Zeal Homes

We are the experts in:

CUSTOM DESIGNS to suit your land, your unique family and of course, your budget.

SLOPING SITE BUILDS- split levels or even stump homes.

KNOCK DOWN & REBUILD-
We will remove the old and create the new!

QUEENSLANDER HOMES with modern flair.

MULTI-GENERATIONAL HOMES-
a family as unique as yours can all live under the one roof in harmony.

EXTENSIONS & RENOVATIONS-
Creating more space or simply updating your home, you can make your old home new again!

How do we do this?

With great energy and enthusiasm in the pursuit of our cause.
Our objective is to create your project to an optimal outcome.



CONTACT US TODAY FOR MORE INFORMATION

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**MASTER
BUILDERS.
QUEENSLAND**
Proud Member



Building Flow Chart



Client Consultation and Initial Estimate

Preliminary Agreement & Pre-construction Deposit



Site Surveys & Soil Test

Preliminary Plans & Engineering



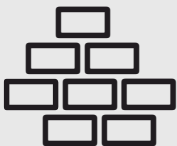
Final Quotation

Colour & Materials Selections



Contract Signing

Building Approval



Construction Begins

Inspections / Walk-throughs



House Handover

Maintenance & Warranty



Construction Timeline

ITEM	DURATION	DESCRIPTION
01	approx. 21 days (if applicable)	Contract Signing + Finance Approval
02	6- 8 weeks	Permit, Approval & Working Drawings + Produce Working Drawings + Engineering + Building Permits & Other Approvals
03	2 - 3 weeks	Site Preparation & Foundation + Land Clearance & Access + Excavation & Foundations + Utilities to Site
04	3 weeks	Framing Stage + Material Package Delivery + Structural Framing & Roofing
05	2 - 3 weeks	Roof Stage + Install Gutter & Fascia + Install Roof
06	8 - 10 weeks	Enclosed Stage + Install Windows & External Doors + Rough In Utility Services + External Walls & Garage Door
07	8 - 10 weeks	Fixing Stage + Internal Cabinetry + Paint, Flooring & Tiling + Plumbing & Electrical Fit Outs
08	2 weeks	Practical Completion + Defects & Touch Ups + House Inspection
09		Handover + Your new house is ready for your enjoyment! + Warranty & Maintenance

* Indicative Construction Timeline based on a single storey home.





A Zeal new home is much more than an ordinary new home.

Its designed to suit the principles of the Liveable Housing Australia Guidelines and Green Smart sustainable practices such as:



Correct site orientation to maximise passive solar design and application



Natural ventilation to consider prevailing breezes



7-star energy efficiency rating and high insulating practices



High thermal mass product principles - heavy and dense use of materials



Light exterior colours to roof & walls is the preferred colour scheme to reflect heat away

A Zeally Good Level Of Inclusions



Preliminaries

- ✓ Site inspection and obligation free quote - At Zeal we take the time, so we get it just right for you
- ✓ Access to expert Zeal Homes Design Team - The knowledge and experience you deserve
- ✓ Soil testing and engineer designed foundation plans. Allowance for M class slab
- ✓ Complete council and certifier fees - It's all included and we act on your behalf
- ✓ T2 Blue Timber Framing. N3 Wind class - The strength and durability to LAST
- ✓ Fixed price guarantee and fixed site works - For your peace of mind



External

- ✓ Predominant Facebrick construction and choice of 2 standard facades - Or, a custom facade if you like - FLEXIBILITY
- ✓ 2-coat smooth render finish (where applicable) with Haymes paint - Top quality Australian paint
- ✓ BWT Avanti Manual Backwash Filter - This removes sediment and debris from mains water lines to protect your plumbing fixtures
- ✓ Colorbond 0.48 custom orb roofing - Greater than 6-degree roof pitch specific
- ✓ Exposed aggregate driveway- Up to 50m2
- ✓ Water resistant plaster ceilings to alfresco and porch
- ✓ Stormwater and downpipes to street or inner allotment point of discharge and grated 4 x yard gullies - To drain your yard properly and safely
- ✓ Clothesline, letterbox and antenna included - Nothing to think of or fit at Handover
- ✓ Integrated concrete slab to outdoor living. Exterior tiling included - A beautiful, safe and seamless outdoor space included which is perfect under foot
- ✓ Zeal Homes "landscape ready" finish or full landscaping options available. Ask for further details - Use sweat equity to finish off your Zeal Home or ask us for a full landscaping package





Kitchen

- ✔ 20mm Smartstone to kitchen benchtop and kitchen island bench
- ✔ Overhead cupboards to kitchen including bulkheads - No grease or grime spot on top of cupboards in a Zeal Home
- ✔ Choice of a wide range of Polytec laminate colours, designer handles and soft close throughout
- ✔ Double stainless steel undermount kitchen sink with polished stone edge cut-out - Luxury all the way with Zeal
- ✔ Choice of Tradelink tapware in standard Zeal Range
- ✔ Choice of wide range of tiles to kitchen splashback - Get the look you want
- ✔ Westinghouse 600mm or 900mm cooking appliances - show off your new entertainers kitchen in style

smartstone THE BENCHMARK IN STONE

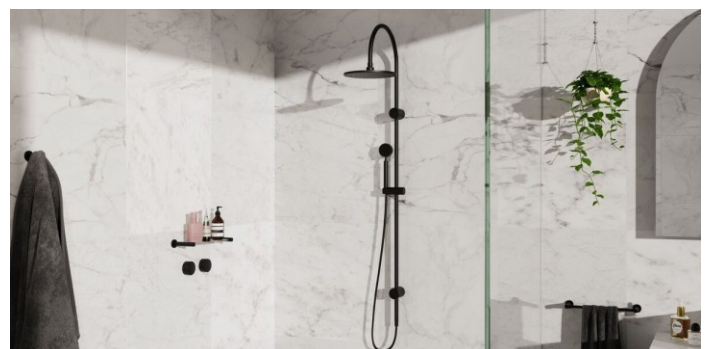
polytec

Tradelink

Westinghouse

Bathrooms

- ✔ 20mm Smartstone to bathroom and ensuite benchtops - A timeless centrepiece
- ✔ Choice of 3 modern vanity basins to bathrooms/ensuites - For looks and practicality, we have you covered
- ✔ Choice of 5 tapware ranges to bathrooms/ensuites - The choice you deserve
- ✔ Semi frameless showerscreen with slimline “no step up” stainless hob - A safe and step free entry and exit
- ✔ Designer mirrors with selection of mirror frame styles - Get the designer look you want.
- ✔ 300x600 shower niche



Joinery General

- ✔ Custom joinery throughout. Including robes and linen with Mirrored glazing to sliders - 2 banks of shelf units to Master WIR
- ✔ Stone benchtops to kitchen and bathrooms - Smartstone range of Stone
- ✔ Soft close to all drawers and doors - For ease of opening and closing
- ✔ Detailed joinery plans and elevations indicate each area of your home - Our plans are detailed for your ease of understanding



Appliances

- ✔ Westinghouse 600mm OR 900mm oven, 900mm cooktop and 900mm rangehoods – Design specific
- ✔ 60cm dishwasher with 8 programs
- ✔ Rinnai 250lt Hot Flow hot water system
- ✔ Solar power as standard – CSR Bradford 1.85kw PV solar system
- ✔ Electrical and lighting consultation - There is a generous electrical allowance for lights, fans and powerpoints that you will be impressed with
- ✔ LED lights throughout and Clipsal Iconic switches – The name Australians trust most



Internal

- ✓ 2590mm ceilings through-out downstairs (includes single storey). 2.4m ceilings upstairs
- ✓ R2.5 insulation batts to entire ceiling space and full perimeter walls - Keeps it cool and cosy
- ✓ 1020mm wide front door - Hinged type as standard
- ✓ 2040 x 870mm doors plus 2040mm high robes and linens - Get the feeling of a special Zeal Home with higher and wider doors
- ✓ Generous light and power points as per electrical plan. 3 x TV points – Never wanting for more power points again with a Zeal Home
- ✓ Automatic circuit breakers with earth safety leakage safety switch and single phase painted meter box
- ✓ Smoke detectors hard-wired and battery back-up
- ✓ Daikin 7.1kw split aircon to living & 2.5kw to Master Bed.
- ✓ Choice of tiles or vinyl floors - Zeal standard range allowance the flat and flush look in your style of flooring
- ✓ Splashbacks to kitchen and laundry - The easy to clean and fresh look of full height tiles
- ✓ Haymes 3 coat paint system - The hard wearing and professional paint job
- ✓ Semi Frameless showerscreens - A classic look that's functionable
- ✓ Choice of Lockwood internal lever sets in chrome, satin or matt black - The household name in door handles and locks
- ✓ Stained timber staircase with matt black or satin silver powder coated balustrade, timber handrail, newel posts and stringers (design specific) - Our stairways are wide and nogged out structurally to accommodate a future chairlift
- ✓ Magnetic door stops and stainless steel ball hinges - Tough and durable to last
- ✓ Keep the heat out and notice the subtleties of a quality Zeal Home with quality glazing
- ✓ Professional site clean and landscape ready service – A clean as a whistle site, free of debris and mess. All you need is the organic soil and the turf and gardens or get us to quote a full package

DOWELL



LOCKWOODTM
Since 1878



Oliveri



SUPREME
shower screens

groove
tile+stone



Plus, Much More

Just ask your professional New Home Sales consultant for adding more enhancements to your already Extraordinary Zeal Home.

Please note: Any quote provided remains valid for 60 days only.

At Zeal Homes, we believe strongly in the old adage of TEAM – Together Everyone Achieves More, so we focus on helping you in every way we can, to make your experience with Zeal Homes as successful, positive and productive as can be.



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**you're in
good hands**



Proud Member

CALL 07 3395 5670



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