

STANDARD INCLUSIONS LIST

External features

- Concrete slab for moderate reactive soil conditions upgraded to H1
- Termite guard treatment JH Termite Barrier (TB)
- Up to 22.5° pitch roof
- Colorbond™ or CSR Monier concrete tiled roof from builder's range
- PGH Bricks from the builder's range - Dark and Stormy
- Residential grade Aluminium windows
- Security locks to all windows and sliding doors
- Hume entry door 1020x2040mm - Newington XN1 or XN5
- Panel lift garage door in standard Colorbond™ colour with Merlin door opener
- Colorbond™ metal fascia and gutter
- Rheem™ 26 litre instantaneous hot water system
- Front and rear garden taps
- Light-weight material (like cladding) to areas with lower roof
- 450mm wide standard eaves (if applicable as per design)

Internal Features

- 66mm half splay skirtings
- 90mm Cove cornices - excluding wet areas, porch and alfresco
- 2590mm ceiling height to ground floor
- 2440mm ceiling height to first floor
- Three coat paint system by Taubmans™
- Paint finish to all internal woodwork
- Hume™ flush panel doors 2040mm height in Ground Floor
- Hume™ flush panel doors 2040mm height in First Floor
- Gainsborough™ privacy locks to bathrooms and master bedroom in chrome finish
- Built-in robes to bedrooms with mirrored sliding doors with hanging rail and 1 open shelf only
- NBN ready installation (if available in front of property)
- 2 no. Taubmans™ paint colour scheme
- 2 no. gas points (living, alfresco points)
- Water tap connection for refrigerator
- Niches in showers only
- Tiles (allowance up to \$25/m²) from ShowTile™ to wet areas – Laundry, Powder Room, Ensuite, Bath, Laundry – as well as Porch, Balcony and Alfresco
- Option of hybrid flooring to ground floor and first floor including staircase OR tiles to ground floor and carpet to first floor and staircase
- Linen with standard hollow-core door and 4 no. fixed melamine shelves

Kitchen Features

- Internal carcass material - 16mm White HMR
- External door and panel material - 18mm flat panel polyurethane with satin finish
- Base cabinet handles - Shark edge finger pull
- Wall cabinet handles - 20mm Overhang finger pull
- Hinge hardware - Blum Inserta soft close
- Drawer hardware - Blum Antaro soft close, 1 no. cutlery tray. 1 no. fully integrated twin pull-out bin
- A set of pull-out drawers
- 20mm engineered stone kitchen benchtop from builder's range
- Double-bowl undermount kitchen sink
- 20mm engineered stone island bench up to 2200x900mm in dimension
- White HMR, Bulkhead to be plastered and painted
- Pantry with 4 no. fixed open melamine shelves
- 900mm Westinghouse appliances – Cooktop | Oven | Pull-out Rangehood
- 600mm Westinghouse freestanding dishwasher
- Tiled splashback in kitchen

Bathroom & Ensuite Features

- Skirting tiles to powder room, bathroom and ensuite
- Floating style vanities from Forme™ with 20mm stone benchtop and top mount basin (vanities up to 1200mm)
- Mirrors to suit vanities
- 1 no. 1500/1700mm Seima™ freestanding bath (as per plan)
- Towel rails from Riverview Homes range
- Waterproofing in bathrooms and ensuites
- Phoenix™ Slimline taps and accessories in chrome finish
- Semi-frameless shower rails in chrome
- Seima™ toilet suite back to wall

Laundry Features

- Everhard 40 litre metal laundry tub
- Waterproofing to laundry
- Chrome flick mixer
- Skirting tile only

Electrical Features

- 2 no. up-down lights to façade
- 1 no. Fanlight combo to each of the bedrooms
- 3 no. TV points
- 3 no. data points
- 30 no. downlights
- 2 no. sensor lights to external walls
- 2 no. double power outlets to each bedroom
- Actron air conditioning unit with 4 zones and 1 no. wired controller
- Heat-light-fan combo by IXL to all showers

Staircases

- MDF rises and treads
- Hybrid flooring or carpet from builder's range
- Timber handrail and balustrade

Balcony (if included in plans)

- Glass balustrade with stainless steel spigots
- Tiled floor with skirting tiles
- Waterproofing as per the BCA standard

Safety & Security Features

- Construction risk insurance
- 6-year structural warranty
- 90-day maintenance period upon handover of keys
- Tri-lock to entry door
- Deadbolt to external doors
- Hardwired smoke detectors with backup battery
- Earth leakage safety switch protection to all power switches

Services Included

- Site inspection
- 14-day tender validity period provided to your Riverview Homes proposal
- Surveyors' fees
- Certification and occupation approval
- Construction and warranty insurance premium
- Engineer's design fee and concrete slab inspection
- Soil classification by engineer

Notes

1. This document is not to be altered under any circumstances
2. All prices are inclusive of GST

Note: Decor items, brick upgrades, upgraded facades, eaves, applied finishes, roof upgrades, alarm, dishwasher, air conditioner, spa, built in furniture, floor coverings, light fittings, kitchen and bathroom upgrades, downlights, fireplace, bi-fold doors, corner stacking doors, feature walls, commercial grade windows, window coverings, landscaping, external paving, irrigation, decking, retaining walls, pergolas, clothes line, CBUS and rainwater tanks are not included. Unless noted, no concrete slab or pad will be provided to any external areas. All drawings are for illustrative purposes and should be used as a guide only, it is the customer's responsibility to confirm working drawings. Riverview Homes reserves the right to revise specifications, prices and use alternative suppliers without notice or obligation.

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