

# STANDARD INCLUSIONS LIST

## External features

- Concrete slab for moderate reactive soil conditions upgraded to H1
- Termite guard treatment JH Termite Barrier (TB)
- Colorbond™ roof from Riverview Homes range
- Security locks to all windows and sliding doors
- Hume entry door 1020x2100mm - Newington XN1 or XN5
- Colorbond™ panel lift garage door
- Colorbond™ metal fascia and gutter
- Rheem™ 26 litre instantaneous hot water system
- Front and rear garden taps
- Up to 22.5° pitch roof
- PGH Bricks from the builder's range - Dark and Stormy
- Residential grade Aluminium windows from A&L Windows
- 2 no. up-down lights to façade
- Cladding to areas with lower roof (in double storey houses)

## Internal Features

- 66mm skirting
- Square set cornices
- 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 2340mm height in Ground Floor
- Hume™ flush panel doors 2040mm height in First Floor
- Gainsborough™ privacy locks to bathrooms and master bedroom in chrome finish
- 1 no. Fanlight combo to each of the bedrooms
- Built-in robes to bedrooms with mirrored sliding doors with hanging rail and 1 open shelf only
- NBN ready installation
- 3 no. TV points
- 3 no. data points
- 30 no. downlights
- 2 no. double power outlets to each bedroom
- 2 no. Taubmans™ paint colour scheme
- 2 no. gas points (living, alfresco points)
- Water tap connection for refrigerator
- Niches in showers only
- Actron air conditioning unit with 4 zones and 1 no. controller
- Tiles (allowance up to \$25/m<sup>2</sup>) from Show Tile™ to wet areas – Laundry, Powder Room, Ensuite, Bath, Laundry – as well as Porch, Balcony and Alfresco
- Hybrid flooring to ground floor and first floor including staircase
- Linen with standard hollow-core door and 4 no. fixed melamine shelves

## Kitchen Features supplied by Style Up Kitchens

- 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 - Colour TBC
- Double-bowl undermount kitchen sink
- 20mm engineered stone island bench to be 2200x900mm in dimension
- White HMR, Bulkhead to be plastered and painted

- Pantry with 4 no. fixed melamine shelves
- 900mm Westinghouse appliances – Cooktop | Oven | Pull-out Rangehood
- 600mm Westinghouse freestanding dishwasher
- Tiled splashback in kitchen

## Bathroom & Ensuite Features

- Skirting tiles to bathroom and ensuite
- Floating style vanities with 40mm stone benchtop and Forme™ top mount basin (vanities up to 1200mm) to match kitchen benchtop
- Heat-light-fan combo by IXL
- 1700mm Freestanding bath (as per plan)
- Towel rails from Riverview Homes range
- Waterproofing in bathrooms and ensuites
- Skirting tiles to bathrooms and ensuite
- Phoenix™ slimline taps and shower rail in chrome
- Mirrors to suit vanities
- Seima™ Toilet suite back to wall

## Laundry Features

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

## Staircases by Stairman™

- MDF rises and treads
- Hybrid timber flooring
- 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, feature walls, 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.