

RIVERGUM ASPIRE TURN KEY INCLUSIONS

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| FEATURES | Six Star Energy rating. Termite Treatment to AS3660. Wind Velocity Classification of Frames and Trusses as per AS 1684. Ceiling insulation in accordance with Energy Efficiency Report. Sisalation to external walls. Maintenance warranty period as per current legislative requirements. |
| PRELIMINARIES | Council building and plumbing application fees. Soil test. Contour survey. Engineer designed Foundation Report. Energy Efficiency Assessment. Indemnity insurances required by legislation. |
| SITWORKS | Earthworks include vegetation scrape. Connection to existing single phase electricity supply to suit standard setbacks. Waffle pod concrete slab to suit H1 class soil classification. |
| EXTERNAL WALL MATERIAL | Brickwork, proprietary cement sheet external cladding materials and/or acrylic render (to reflect façade included in Contract documents). |
| ROOFING MATERIAL AND PLUMBING | Roofing to reflect façade included in Contract documents. Colorbond metal fascia and barge, guttering (from Builder's standard range). |
| EXTERNAL DOORS AND ENTRY FRAME | Main entry – hinged 2040 x 820mm paint finish semi solid entry door with feature glazing, with draft seal to bottom of door. Laundry door – hinged paint finish 2040 x 820mm with clear glazing to upper part of door or clear glazed sliding door (to reflect plan in Contract documents). External garage door (where applicable) – hinged paint finish 2040 x 820mm flush panel door (from Builder's standard range). |
| DOOR FURNITURE | Main entry – Gainsborough Single Cylinder Tri Lock to front entry door with lever handle (from Builder's standard range); other external hinged doors – Gainsborough Terrace entrance set and single cylinder deadlock. Internal garage door – Gainsborough Terrace entrance set. Entrance sets keyed alike to front door. |
| WINDOWS | Aluminium sliding or awning powder coated finish windows (to reflect façade included in Contract documents); keyed window locks & fly screens with fibreglass mesh to all windows; aluminium barrier screens to all external sliding doors. Obscure glazing to bathroom, ensuite and WC windows (where applicable). |
| FRAMING | Walls – pine timber framing throughout; 70mm external and internal walls. Roof – timber roof trusses. |
| PAINTWORK | Three coat paint system to walls with two coats to ceilings; semi-gloss paint to skirtings and architraves to match wall colour (from Builder's standard range). |
| INTERNAL FEATURES | Doors – flush panel 2040mm high. Door furniture – Gainsborough lever style door handles (from Builder's standard range). Skirtings & Architraves – 67 x 12mm splayed profile. 75mm cornice throughout the home, alfresco ceilings are plaster lined with timber bead. |
| FLOOR COVERINGS | Carpet with underlay to all bedrooms and formal living areas (to reflect plan in Contract documents from Builder's standard range). Floor tiles: floor tiles to all wet area floors, entry, hallways, kitchen & family/meals areas (to reflect plan in Contract documents, from Builder's standard range). |
| APPLIANCES | Oven: Quality electric stainless steel 600mm wide fan-forced. Hot plate: electric ceramic 600mm wide. Rangehood: retractable 600mm wide with stainless steel fascia panel. Dishwasher: 600mm wide stainless steel dishwasher including connections (all appliances from Builder's standard range). |

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| CABINETRY/ JOINERY | Cupboards: fully lined melamine cabinets to kitchen, bathroom and ensuite. Doors & Drawers: standard laminate door & drawer fronts with ABS edge. Microwave oven provision: opening for future microwave oven (including single power point). One bank of drawers with cutlery tray to kitchen (all materials selected from Builder's standard range). Benchtop: 20mm engineered stone with aris edge (from Builder's standard range). Matt chrome handles (from Builder's standard range) (all cabinets to reflect plan in Contract documents). Robes: walk in robe to main bedroom with hinged door and lever handle; built in robes to remaining bedrooms with vinyl finish sliding doors. All robes include one melamine shelf & hanging rail. Broom: includes one melamine shelf. Linen: includes four melamine shelves (all as reflected on plan in Contract documents). |
| KITCHEN | Sink: inset stainless steel with 1¾ bowl & single drainer. Tap: chrome single lever mixer tap fitted to sink. (from Builder's standard range). |
| BATHROOM, ENSUITE, WC | Mirrors: silver backed polished edge to full width of vanity. Basins: vitreous china inset basin with plug & waste. Shower bases: tiled floor to shower with chrome floor waste grate. Shower screens: semi framed with pivot door & clear laminated glass. Bath: acrylic 1500mm long (nominal). Tap and outlets: basin – chrome single lever mixer tap; bath – chrome single lever mixer tap with separate chrome wall outlet; shower – chrome single lever mixer tap with separate hand shower & fixed rail. Toilet suite: white close coupled vitreous china suite with concealed waste, dual flush cistern, soft close seat & chrome mini cistern stop tap. Chrome double towel rail to bathroom and ensuite. Chrome toilet roll holders (all fixtures & fittings from Builder's standard range). |
| POWDER ROOM (where applicable) | Mirrors: silver backed polished edge to full width of wall mounted basin. Basin: wall mounted vanity basin & plug with chrome bottle trap. Tap and outlets: basin – chrome single lever mixer tap. Toilet suite: white close coupled vitreous china suite with concealed waste, dual flush cistern, soft close seat & chrome mini cistern stop tap. Chrome guest towel ring (x1) and Chrome toilet roll holder (all fixtures & fittings from Builder's standard range). |
| CERAMIC TILING | Wall tiles: wall tiles to wet areas including 2100mm high (nominal) to shower recess; to front & above bath hob up to 1200mm high (nominal) from floor; one row of skirting tiles to remainder of all wet area walls; kitchen splashback above all benchtops backing onto wall; laundry to 400mm high above trough. External floor tiles to be installed to the alfresco. Metal tile trim to doorways/openings & room divisions abutting alternative floor covering (to reflect plan in Contract documents materials from Builder's standard range). |
| HOT WATER | 170 litre Electric Hot Water Unit (Heat Pump). |
| LAUNDRY | Trough and cabinet: 45 litre stainless steel single bowl with bypass & white metal cabinet underneath. Taps & outlets: chrome single lever mixer tap to trough; chrome mini washing machine stop taps located under trough inside cabinet (all fixtures & fittings from Builder's standard range). |
| ELECTRICAL | Energy efficient LED downlights to all living areas, bedrooms, porch and alfresco; single 1200mm fluoro light fitting to garage; single external light fitting outside external laundry door (from Builder's standard range); white ceiling fans to living areas, bedrooms and alfresco with wall mounted controls (per Energy Efficiency Requirements); double power outlets throughout (excluding those servicing fixed appliances which are to be single power outlets); television antenna including two television points; two telephone points; NBN (or equivalent) provision to single distribution box only; smoke detectors (hardwired with battery backup); exhaust fans to bathroom, ensuite, WC and powder room (if applicable); RCD safety switch & circuit breakers to external meter box (all switch points; general power outlets & similar wall mounted electrical fittings include white plastic cover plates & switching mechanism from Builder's standard range) (all electrical fittings & fixtures to reflect plan in Contract documents (all fixtures & fittings from Builder's standard range). |
| AIR CONDITIONER | Where supplied & fitted: back to back wall mounted reverse cycle split system unit with external condenser unit to family room & main bedroom (to be supplied & installed house type specific per Contract documents, model from Builder's standard range). |

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| INTERNAL STAIRWELL (where applicable) | MDF carpet grade treads and risers with carpet finish matching other carpeted areas; painted timber oval handrail or square painted newel posts & painted handrail; powder coated round black metal balusters (from Builder's standard range), design specific. |
| GARAGE | Colorbond automated sectional overhead door including 2 x remote controls & 1 x wall mountable control switch located inside garage; Plasterboard lined walls & ceiling; plain concrete floor. |
| WINDOW COVERINGS | Manual roller blinds (one colour) to all room windows & sliding doors (all materials from Builder's standard range). |
| EXTERNAL FEATURES, LANDSCAPING AND DRIVEWAYS (product specific) | Selected landscaping package to front & rear yard; 1800mm high (nominal) timber paling fencing to both sides and rear with 1 x pedestrian access gate/s; metal letterbox including street numbers; fold down metal clothesline; 2 x external cold water taps; selected exposed aggregate concrete paving to driveway, crossover, front entry path and clothes line pad. External floor tiles to the alfresco area (all materials from Builder's standard range & layout as reflected on plan in Contract documents). |
| EXTERNAL BALUSTRADE (if applicable) | Powder coated black aluminium with square posts, round rails and round balusters (from Builder's standard range). |
| STANDARD CONDITIONS | Due to continual development and improvement of our products, Rivergum Homes reserves the right to alter the design, inclusions and/or specifications at any time without notice. As a result, all variations or substitutions will be of equivalent or better quality & standard than the original specified. |

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