

# 'RIVERS EDGE' INCLUSIONS

## EARTHWORKS

- Maximum fall of land up to 100mm over building platform.

## CONNECTIONS

- Underground power, water, Telstra, stormwater & sewerage connection.

## ENERGY EFFICIENCY

- All designs achieve a 6 Star Energy Efficiency Rating.
- Variation to designs or options may require reassessment.

### Single Storey Designs

- Wall Sisalation and R1.5 batts to external walls & R3.5 batts to roof space (Including garage and Alfresco area's only).

### Double Storey Designs

- Wall Sisalation and R1.5 batts to upper & lower floors, external walls & R3.5 batts to roof space (includes balcony area).

## FRONT PORCH

- Exposed Aggregate Concrete, with fibrous cement sheeting to ceiling with timber splay mouldings & light point. - design specific.

## ALFRESCO - (Design Specific)

- Plasterboard ceiling with timber splay moulding, light point, double weatherproof power point & tiled concrete slab (tiles from Builders range).

## ROOFING

- Colorbond from Builders range – with Anticon Blanket.
- 22.5 degrees roof pitch and 450mm eaves - design specific.

## CEILING HEIGHTS

### Single Storey

- 2450mm nominal (2440) ceiling height throughout unless specified otherwise.

### Double Storey

- 2600mm nominal (2590) ceiling height throughout ground floor unless specified otherwise. 2450mm nominal (2440) ceiling height throughout first floor unless specified otherwise.

## GARAGE

- 2100mm high sectional Colorbond door.
- Flush panel door to internal access.
- Remote controlled automatic Garage with two handsets.

## TERMITE PROTECTION

- Termite 'collars' to slab penetrations.
- Graded stone treatment to perimeter cavities.
- H2-F Treatment to Frame.

## BRICKS

- Render with painted finish to Primary and Secondary street and Escoba paint finish to sides and rear.

## CLADDING

### Double Storey Designs

- Rendered Light weight cladding to walls above ground floor roof areas - where applicable.

## WATER TANK

- 5000Lt Colorbond Tank with pump

## WINDOWS

- Aluminium lockable windows & sliding doors in selected powder coat range of colours.
- Flyscreens to all windows & doors (Excluding Front door)

## HOT WATER SERVICE

- 160 litre gas hot water unit.
- Provision for Gas Bottles (bottles by Owner)

## ELECTRICAL

- Meter box located to side of house as nominated by Builder with RCD safety switch & circuit breakers to meter box.
- Double power points throughout with single power points to fridge position, rangehood, microwave, cook top and dishwasher. Hard wiring to smoke detectors & oven.
- Internal and external lighting allowance of **\$2000** included.
- Exhaust fan provided where required for ventilation purposes.
- TV points to 2 positions.
- Telephone points to 2 positions.
- Consultation with "Your Homes Consulting" regarding electrical options.
- As per Sustainable Housing Legislation, 80% of lighting will be fluorescent, see electrical drawings for details.
- 1.4 kW Solar Power System.

## AIR CONDITIONING

- Fully ducted Air Conditioning.

## DOORS

### Front Entry Door

- Corinthian Urban entrance door PURB4 with door catch and clear glazed entry sidelight/s without transom—subject to acoustic report.
- Gainsborough Trilock Angular Leverset.
- Draft seals to comply with thermal energy rating - where applicable.

### Laundry Door

- Fully glazed hinged door.

### Internal Doors

- 2040mm high flush panel doors, paint finish with bright chrome hinges & latches.
- Door furniture from Builders range
- Hinged door to under stairs area (two storey only).

## MOULDINGS

- Skirting(67mmx12mm) & architraves(42mmx12mm) bevelled edge from Builders range, excluding wet areas.

## STAIRCASE

- Clear matt finish timber (ladies waist) handrail, black powder-coated balusters with carpet grade finish treads & risers.

# 'RIVERS EDGE' INCLUSIONS

## ROBES

### Bedroom 1

- Frameless mirror sliding doors or open WIR with one white melamine shelf & hanging rail

### Bedroom 2, 3 & 4

- Flush panel doors OR sliding vinyl clad finish with one white melamine shelf & hanging rail.
- Door furniture from Builders range.

## LINEN CUPBOARD

- 4 White melamine shelves.
- Door furniture from Builders range.

## LAUNDRY:

- 800mm Laminate cabinet and benchtop with square edges in selected colours. Includes white melamine lining to interior of cabinetry.
- Clarke 45L Drop in stainless steel tub with Irwell Pin lever sink mixer.

## KITCHEN

- Bench tops 20mm manufactured stone with square edge from Builders range.
- Fully laminated kitchen with white melamine lining and shelving. Includes pantry shelving.
- Cabinetry handles from Builders range.
- Microwave provision 600wX390h incorporated in kitchen base cupboard.
- Tapware to be pin mixer tap.
- 1 ¾ stainless steel sink.
- Soft close drawers and doors throughout.

## Appliances

### Single Storey Designs

- 600mm gas cooktop with stainless steel underbench oven.
- 600mm canopy rangehood.

### Double Storey Designs

- 900mm stainless steel dual fuel upright oven.
- 900mm canopy rangehood.

## BATHROOM, ENSUITE & POWDER ROOM

- Bench tops 20mm manufactured stone with square edge from Builders range.
- Laminated doors with square edges in selected colours with a choice of handles from Builders range. Includes white melamine lining to interior of cabinetry.
- Choice of vitreous china square or round counter top basin with chrome waste.
- Frameless polished edge vanity mirror positioning on tiled skirting above the vanity.
- 2000mm high semi-frameless shower screen with pivot door, laminated glass.
- Tiled shower base.

## TERMS & CONDITIONS

Display Homes exhibit items that are not part of our 'Rivers Edge' inclusion specification. Clarendon Homes (QLD) Pty Ltd reserves the right to choose the specification, materials & supplier where there is a dispute that may arise in relation to the standard inclusion specification.

Clarendon Homes (QLD) Pty Ltd reserves the right to change specifications, materials & suppliers without notice provided that the materials or specifications are of a similar finish & Quality.

Variations to Clarendon Homes (QLD) Pty Ltd standard designs may affect Six Star Energy Efficiency rating of the home. Any additional costs for items requiring upgrades to Six Star rating due to variations will be passed onto the client. Cost for additional solar panels will be passed on to the client in all circumstances.

Clarendon Homes (QLD) Pty Ltd 'Rivers Edge' inclusion specification is based on the traditional façade or alternate façade where nominated. Upgraded specifications & materials may be included in façade option.

The current Clarendon QLD promotional offer does not form a part of the 'Rivers Edge' specification or pricing.

QLD Builders Licence No: 80444

Effective from 1st November, 2012

## TAPWARE

- Pin mixer to basin.
- Bath set with spout & pin mixer to wall.
- Shower mixer with handheld shower on rail with designer shower head.
- Choice of designer bath (to match Vanity basin) with chrome waste.
- Porcelain close coupled toilet suite.

## ACCESSORIES

- Quality chrome bathroom accessories. Single towel rail to bathroom, ensuite & powder room where applicable.
- Toilet roll holder to WC, ensuite & powder room where applicable.

## CERAMIC TILES AND CARPET

- Floor coverings throughout:
  - Tiles to Ground Floor Entry, Kitchen, Meals, Family, Alfresco
  - Carpet to Beds, BIR, Living areas and Study.
  - Refer to plan
- Wall & bath hob tiles from Builders range with tile trim edging.
- Floor tiles from Gold range to all wet areas which includes bathroom, ensuite, powder room, laundry & WC.
- Carpet from Deluxe range.
- Provision of a single height floor tile as skirting to all wet areas.

## PAINTING

### Internal

- Skirtings, architraves & doors - gloss enamel.
- Ceilings - flat acrylic two coat paint system.
- Walls - washable low sheen two coat paint system.
- Note: one colour for each throughout.

### External

- Front entry door - gloss enamel.
- Other doors & woodwork low sheen acrylic - one colour throughout.

## LANDSCAPING

- Turf to Front and Rear yards with Pebbles to narrow side of dwelling.
- \$5,000 allowance for Garden Bed / Feature tree to front only (plans are indicative only).
- Timber Retaining Walls where required.
- Exposed Aggregate Concrete to Driveway, Front Path, Porch and Path to Clothes Line.
- 1.8m high Good neighbour timber (Lapped and Capped) fencing to sides with single access gate.
- 1.2m high powder coated pool fence to rear with single access gate.
- Letter box with rendered finish.
- Clothes Line (wall or fence mounted).