

List of Inclusions

ROUSE HILL\STONECUTTERS

1. **BRICKS**

- * Moroka Finish

2. **FRAMES**

- * Prefabricated pine timber frames and trusses to the manufacture's details.
- * **400mm x 400mm shower niches.**

3. **ROOF MATERIAL**

- * Concrete roof tiles or Colour bond as per plans.

4. **GUTTER, FACIA AND DOWNPIPES**

- * Colourbond with a selection of standard range colours.
- * PVC downpipes with paint finish where above ground water tanks are installed.

5. **WINDOWS**

- * Aluminium framed windows in a selection of standard range colours.
- * Keyed window locks to all openable windows.
- * Window positions, sizes and styles according to the selected facade.
- * Obscure glazing to Bathroom, Powder Room, WC and Ensuite (if applicable).
- * **Vertical Blinds to all clear glass windows.**
- * **Flyscreens to all opening windows.**

6. **EXTERNAL TAPS**

- * Two taps fitted as standard.

7. **PLUMBING**

- * Rehau 311 to all Wet Areas and the Kitchen, with water tempering valve fitted to limit water temperature as per Australian Standards.
- * Gas connection, cook top, hot water & 2 heating points.
- * **Recycle water connection to WCs and garden tap.**

8. **WATER PROOFING**

- * Water proofing to all the Wet Areas to Australian Standards.

9. **DOORS**

- * Front door **PMAD 104** with Parma Entry lockset and **PMADSL 104** with clear Glazing in paint finish.
- * External Laundry door – tempered hardboard in paint finish or ASD as per plan.
- * External Garage access door (if applicable) – tempered hard board in paint finish.

- * Door positions and sizes according to the selected facade.
- * Internal doors – flush hollow core in paint finish with Parma door handles.

10. SKIRTING AND ARCHITRAVES

- * **67mm splayed pine in paint finish.**

11. INTERNAL STAIRWAY (IF APPLICABLE)

- * MDF treads and risers.
- * Balustrades Pine top & bottom rails with 12mm wrought iron inserts in paint finish.

12. GARAGE DOORS

- * Panel-lift **with remote controls.**

13. PLASTER LININGS

- * 10mm ceiling grade to ceilings.
- * 10mm to walls.
- * Villa board to wet areas.

14. CORNICES

- * 90mm cove plasterboard as standard.

15. PAINT FINISH

- * All internal and external woodwork, gyprock, doors and fibro cement sheeting to be in a paint finish with Trade Line paint. Three (3) colours have been allowed for including the ceilings.

16. TERMITE CONTROL METHODS

- * Red stops pipe penetrations
- * Granite Guard to Australian Standard No.3660.1

17. FLOOR TILING

- * Bathroom, Laundry, Ensuite, WC, **porch, foyer, family, dining, kitchen & Alfresco.**

18. WALL TILING

- * **1800mm height to bath & ensuite.**
- * One tile row above the laundry tub.
- * Skirting tiles to the rest of Laundry & WC.
- * Wall tiling to the Kitchen above benchtops up to the OH cabinets and/or servery
- * All tiles will be laid square and no border tiles have been allowed for.

19. WARDROBES

- * Hinged timber doors to BIR & linen where marked on plans
- * All fitted with one (1) shelf and underneath metal hanging rail.
- * Linen cupboard fitted with four (4) shelves.

20. KITCHEN AND APPLIANCES

- * Cabinet and drawer fronts to the Kitchen in Colour panel plain profile with a Selection of colours from the Laminex range.
- * D type pull handles or Round knob handles in matt silver or chrome to the Kitchen cabinets and drawers.
- * **20mm stone bench top to kitchen.**
- * Cabinets and drawers fully lined with a white melamine finish.
- * Radiant double bowl stainless steel sink fitted with a flick mixer tap.
- * ELBA HS60CSR2 600mm range hood in stainless steel finish.
- * **ELBA CG604LWX1 Gas cook top in stainless steel finish.**
- * ELBA OB60S3LCX1 electric fan forced, fanned grille oven in stainless steel finish.

21. PC ITEMS

- * Caroma Prima connector toilets in white.
- * CLARK 42Ltr Utility tub & cabinet
- * Stylus Maxton1500mm rectangular bath in white.
- * Stylus Venecia flick mixer tap ware in chrome.
- * Stylus Venecia all directional shower heads.
- * Stylus Venecia single towel rails and toilet roll holders in matching chrome
- * **Semi frameless** aluminium trimmed showers with clear safety glass shower screens - Pivot or Sliding doors according to the floor plans.
- * **Frames less mirrors to all vanity units or hand basins.**
- * **400mm x 400mm shower niches.**

22. VANITY UNITS

- * **Vanity unit's polyurethane doors with 20mm stone top with stylus Carboni**
Above counter bowls.

23. HOT WATER SYSTEM

- * **Rinnai V 1500 instantaneous hot water system.**

24. ELECTRICAL

- * As per electrical plan.
- * **5 sensor, 1 key pad, internal screamer & external siren & light.**

25. INSULATION

- * **R1.5 insulation to external walls.**
- * **R2.5 insulation to ceilings above living area's**

26. CARPETS

- * **Living, stairs & 1st floor.**

27. DRIVEWAY

- * Stencil concrete driveway.

28. EXTERNAL WORKS

- * Landscaping as per plans
- * Fencing as per plans.
- * Letter box.
- * Clothes line.