

INCLUSION LIST

LIVING

Ceiling Heights	2600mm (H) - Ground Floor 2450mm (H) - First Floor
Front Door	2340mm (H) x 820mm (W) in paint finish with translucent glass
Laundry Door	2340mm (H) x 820mm (W) hinged door or aluminum sliding doors with translucent glass
Internal Doors	2340mm (H) flush panel doors - Ground Floor only. 2040mm (H) flush panel doors - First Floor only. Built-in Robe to be sliding mirror door framed chrome
Entrance Door Handles	Satin chrome lever set entrance set & deadlock or handle to suit aluminium door
Linen Handles	Satin chrome pull handle
Door Stop	Plastic wall/door cushion stops
Insulation - Walls	CSR Bradford R2.0 thermal batts to external walls including internal wall between Garage & House (excludes external walls of Garage)
Insulation - Ceilings	CSR Bradford R6.0 thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch and Alfresco)

KITCHEN

Benchtop	20mm stone
Cabinetry	Melamine cupboards (Woodmatt)
Bulkhead	Plasterboard painted bulkhead above cupboards
Splashback	Tiled splashback
Shadowline	Included
Softclose	Included throughout
Handles	Finger pull throughout
Sink	Undermount sink
Taps	Chrome sink mixer
Appliances	900mm oven, cooktop and rangehood Microwave oven with trim kit 600mm freestanding dishwasher

BATHROOM

Benchtop	20mm stone
Vanity Type	Floating vanity unit
Cabinetry	Melamine (Woodmatt)
Softclose	Included throughout

BATHROOM (CONT.)

Mirror	Floating mirror
Bath	1675mm (W) with wall mixer
Shower Screen	Semi frameless shower screen - chrome
Toilet	Soft close

LAUNDRY

Tub	Stainless steel tub with metal cupboard
Taps	Sink mixer

SKIRTING

Skirting/ Architraves	Bevelled 67mm x 18mm - throughout - excluding Wet Areas
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CORNICE

Cornice	90mm cove - throughout including separate WC, Powder Room and Laundry - excluding all other Wet Areas
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STAIRCASE

Staircase	Gyprock dwarf wall with painted handrail or painted pine balusters, design applicable
Treads and Riser	MDF treads and risers with carpet

PAINT

Wall Paint	Dulux
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FLOOR COVERS

Flooring	Hybrid flooring to Entry, Hallway, Kitchen, Dining, Family and Lounge Carpet to stairs and First Floor
Bathroom Tiles	Full height tiling to main bathroom and ensuite. Skirting tiling to powder room, additional bathroom and laundry

SHELVING

Built-in Robes	One x single shelf 2000mm (H) with hanging rail below - white melamine
Walk-in Robes	One x single shelf 1700mm (H) with hanging rail below - white melamine
Linens	Four x shelves white melamine
Pantry/WIPs	Four x shelves white melamine

AIR CONDITIONING

Air Conditioning Ducted air conditioning with 3 zones

BLINDS

Blinds Roller blinds throughout (excluding Wet Areas and Laundry)

ELECTRICAL

Mains Single phase underground mains provision with single phase switchboard and recessed meterbox

NBN NBN Provision includes:

- Conduit and draw wire from front boundary to meterbox
- Conduit and draw wire from meterbox to internal wall of Garage
- One single power point to internal wall of Garage
- One additional telephone point to internal wall of Garage
- One CAT6 data point to internal wall of Garage

Note If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor.

Earth leakage circuit breaker for lights and power

Downlights Included - refer to electrical plan

2 Way Switch 2 way switch to stairs only

Power Points Double general power outlets to all rooms including garage

Power provision (Single GPO) for fridge

Lights Fan/light/heat combo supplied to Main Bathroom and Ensuite

Ducting Exhaust fan in the Bathroom and Ensuite vented into roof space with two external eave vents

Isolated powder room exhaust fan

Television 2 television points

Data 1 data point

External Light External light point to eaves at external doors

External junction box beside external doors without eaves (for fitting by owner)

ELECTRICAL (CONT.)

Smoke Detector Direct wired smoke detectors with battery back up as required

Iconic Plates Iconic light & power points throughout

OUTDOORS

Bricks Refer to colour scheme

Windows Aluminium windows and sliding doors, including security-keyed windows and door locks with obscure glass to Bathrooms

Flyscreens Nylon mesh flyscreens

Roofing Colorbond® Roof with anticon blanket

Fascia & Gutter Colorbond® fascia & gutter

Garage Panel lift sectional garage door - Colorbond® colours with 2 remote control openers

Garage Door Security Auto-lock garage deadbolt system

Porch & Alfresco Selected external tiles, refer to colour scheme

Solar 5.72kw solar system with inverter

Driveway Coloured concrete driveway

Landscaping Package 1800mm (H) fencing (estate dependant) turf to front & rear, pebbles to sides of home, wall hung clothesline, letterbox, planting to front verge only

Render Applied Finish Refer to colour scheme

ESSENTIALS

Hot Water System Included - 26L natural gas unit

Concrete Slab BASIX requirements Including:

- BERS / NatHers Report
- BASIX Assessment & Report
- Concrete watertank pad
- Slimline Colorbond® rainwater tank to comply with BASIX requirements, 3,000 litre 700mm (W) x 2800mm (L) x 18000mm (H) Colorbond® coloured steel above ground water tank, connected all toilets, cold washing machine tap and one garden tap

Site Needs Includes council and water service fees

Termite Treatment Included

Frame Engineered steel frame and trusses

DISCLAIMER Rawson Homes Pty Ltd considers safety in every aspect of your home, from design through to handover. During the construction phase, all components, including those that are at a height of 3.0 metres or more, can be completed safely due to Rawson Homes strict policies, work methods and safety controls. However, once the finished house is handed over to the client, Rawson Homes can no longer ensure the safety of any person that needs to maintain any components (for example, but not limited to, light fittings, fixtures, antennas or gutter cleaning). The client must be aware that the maintenance of any components that are at a height of 3.0 metres or more, will require the implementation of adequate safety control measures and the service of a qualified person that is trained in safe work at heights. 90 day maintenance period (from handover). 2 year non-structural warranty. 6 years structural warranty.