



Rivervue
Homes

STANDARD
INCLUSIONS



Rivervue

www.rivervuehomes.com.au

Our Story

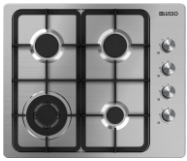
We are Melbourne based boutique construction company, who focus on providing tailored building solution to our customers. our services include Design, Finance, conveyancing, and town planning. we specialise in building Family Homes, investment homes, multi dwellings Townhouses/units, Knockdown rebuild. Our goal is to provide customers with stress free home building journey.



STANDARD INCLUSIONS

Kitchen Appliances

- ✓ Stainless steel double bowl countertop sink
- ✓ Stainless steel chrome mixer tap



**Technika
Stainless steel
600mm gas
cooktop**



**Technika
Stainless steel
600mm canopy
rangehood**



**Technika
Stainless steel
600mm gas
oven**

Cabinetry/ Benchtops (as per plan)

- ✓ Cupboards: Fully lined melamine modular cabinets to kitchen
- ✓ Doors/Drawers: Laminate from builder's range
- ✓ Kitchen/Vanity Benchtops: Laminate Square edge

Ceramic Tiling

- ✓ Wall tiles to bathroom, ensuite and laundry (as shown on plans)
- ✓ Tiled splashback to kitchen

Floor Coverings

- ✓ Choice of floor tiles and/or timber laminate floorboards to kitchen, meals, entry and rear hallway (as shown on plans)
- ✓ Floor tiles to wet areas (ensuite, bathroom, laundry & WC)
- ✓ Carpet to non-tiled areas

Note: In double storey designs, stairs will be carpeted

Paint Work

- ✓ Ceilings: Flat acrylic to ceilings
- ✓ Entry Door: Low sheen acrylic to front entry door
- ✓ Internal Walls: Washable low sheen acrylic to internal walls
- ✓ Timberworks: Semi-gloss enamel to internal doors, jams & mouldings

Note: Two coat application with your choice of colour from our range.

Insulation

- ✓ Glasswool batts to ceiling of roof space (excludes garage ceiling)
- ✓ External Walls: Glasswool wall batts including sialtion to external brick veneer walls (excluding garage) and wall between garage and house

Internal Features

- ✓ Doors: Flush panel 2040mm high doors
- ✓ Architraves and Skirting: 67x18 mm single bevel MDF
- ✓ Door stops: Plastic white door stops to hinged doors
- ✓ Door seals: Door seal to nominated internal doors in accordance with energy ratings report
- ✓ 75mm cove cornices throughout, 90mm in garage

Heating

- ✓ Gas ducted heating to bedrooms and living areas (excluding wet areas), total number of 6 points, unit size is product specific

Framing

- ✓ MGP10 wall frame and roof trusses

Bathroom & Ensuite

- ✓ Mirrors: Polished edge mirrors, full length of vanity
- ✓ Bath: White acrylic bath in tiled podium
- ✓ Shower Base: Polymarble
- ✓ Shower Screen: Semi-framed with clear glazed pivot door
- ✓ Exhaust fans including self-sealing airflow draft stoppers



**Soft-close white
toilet suite**



**Square white vanity
basin with chrome
basin mixer tap**



**Chrome shower
rail and slider**



**Chrome bath
mixer tap**



**Chrome 600mm
double towel rail**



**Chrome toilet
roll holder**

Storage

- ✓ Robes: 1 Melamine shelf and hanging rail
- ✓ Walk in Robe: 1 Melamine shelf and hanging rail
- ✓ Pantry/Linen: 4 White melamine shelves
- ✓ Broom: 1 white melamine shelf (design specific)
- ✓ Robe Doors: 2040mm high readicote flush panel hinged or sliding doors as per plan
- ✓ Pantry/Linen/Broom Doors: 2040mm readicote panel hinged doors
- ✓ Handles: Flush pull-in polished chrome

Plaster

- ✓ Plasterwork: 10mm plasterboard to ceiling and wall, water resistant plasterboard to ensuite and bathroom

Solar Hot Water System

- ✓ Solar hot water system with gas instantaneous back up booster and associated electrical and plumbing connections, solar panel and storage tank positioned at builder's discretion

Plumbing

- ✓ 2 external taps (1 to front & 1 to rear)

STANDARD INCLUSIONS

Electrical

- Supply/install light globes to all fittings
- 2 TV points including 5m of coaxial cable to roof space, as per roof plans
- Telephone point: 2 pre-wired telephone points, 1 to lounge and 1 to master bedroom with wall plate as per electrical drawings
- White wall mounted switch plates
- Smoke Detectors: Hardwired with battery backup
- RCD safety switches and circuit breakers to meter box
- TV antenna and connection



External Lights:
White LED Batten
holder lights throughout
(as per electrical layout)

Internal Lights:
White LED Batten
holder lights throughout
(as per electrical layout)

**Double powerpoints
throughout**

Garage

- Sectional overhead door with remote control
- Plaster ceiling and concrete floor
- External Walls: Brick veneer (on boundary wall product specific, if required)
- Pedestrian Door: Weatherproof flush panel, low sheen acrylic paint
- Door Frame: Aluminium or timber door (job specific) with entrance lookset

External Features

- Brickwork: Clay bricks
- Mortar Joints: Natural colour rolled joints
- Front Elevation: As per working drawings
- Windows: Awning aluminium windows to front elevation
- Sliding Aluminium windows to sides and rear
- Front entry door from builder's range
- Door Furniture: Stainless steel trilock entrance lockset with deadbolt
- Door Seal: Door and weather seal to all external hinged doors (excluding garage)

Note: In double storey designs, first floor exterior will involve 75mm polystyrene finish

Site Address: _____

Client 1 Name: _____ **Client 1 Signature:** _____ **Date:** _____

Client 2 Name: _____ **Client 2 Signature:** _____ **Date:** _____

Consultant: _____

Ceilings

- Height: 2440 (nominal) height throughout

Connection costs

- Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit)- does not include electricity, gas and telephone consumer account opening fees
- Up to 500m² lot size

Site conditions/ Foundations

- Foundation class: Up to Class H concrete slab with a maximum of 300mm fall over allotment up to 500m² with a maximum setback of 5m to the house rock allowance; if rock excavation and removal is required an extra charge will apply
- Termite Treatment: Termite spray system where required by relevant authority
- Note: Home to be sited to a minimum of 3 metres off easement (if sited closer, additional charges will apply)

Alfresco (where applicable)

- Plain concrete base with plaster ceiling and brick pillar

Maintenance and Warranty

- 3 month maintenance period
- 7 year structural guarantee

Note: If double glazing or low E glazing is required extra costs may apply (requirements, window configurations and inclusions for energy ratings may change due to energy rating reports) Subject to house orientation



**6 star energy
rating included**

OH&S Inclusions

- Site toilet
- Site fence
- Site bin
- Crossover protection
- Roof guard rail



**Temporary fence
included**

PLEASE NOTE: The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Images are for illustrative purposes ONLY. Changes may be made subject to Res Code requirements. Windows and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies. The builder reserves the right to amend specifications and price without notice. All plans and facades are indicative concepts and are not intended to be an accurate depiction of the building. All dimensions are approximate. Refer to contract documentation for details. Working drawings take precedence over brochure and may change subject to approval by relevant authorities. Always refer to council approved plans.