



THORNTON INCLUSIONS 2013

GAS CONNECTION

- Gas service connection including provision for hws, cooktop and internal heating point.

ELECTRICAL

- Three phase mains provision with earth leakage circuit breaker for lights and power.
- 1 light point to each room. 2 way switch to stairs only
- Double power points (double GPO) to all rooms including garage.
Power provision (single GPO) for fridge, dishwasher, microwave, and rangehood.
- Exhaust Fan in bathroom & ensuite. Downstairs powder room exhaust fan ducted to outside.
- 1 telephone point and 1 television point.
- External light point to eaves at external doors
- Direct wired smoke detectors with battery back up as required

AIR CONDITIONING

- Daikin ducted air conditioning to suit size of home with 2 zones for 2 storeys return air to be located on ceiling as determined on site. Daikin 2HP split system for Garden and Loft Apartments

LAUNDRY SINK

- CLARK 45 Litre stainless steel tub with white metal cabinet

VANITY UNITS

- Laminated square edge tops to floating vanities. Laminated doors with PVC edges.
- Fowler Regent or Caroma Liano porcelain counter top or semi recessed basins with chrome pop up plug and waste
- Laminated benchtop and apron to Powder Room. (Where specified on plan)
- Mirrors- Frameless polished edge bathroom mirrors 1000mm x 600mm above each basin

BATHROOM ACCESSORIES, TAPS & FITTINGS

- CAROMA Cosmo towel rail and toilet roll holder to bathroom, ensuite & powder room
- Baths- STYLUS Maxton 1675 white rectangular bath.
- Toilet Suites- STYLUS Prima close coupled toilet suite
- STEGBAR Softline Series framed shower screens with pivot doors, chrome trims and clear laminated glass
- Choice of either Irwell Pin Lever Hob flickmixer "rectangular" or "gooseneck" to kitchen sink
- STYLUS Wall Mounted Pin chrome mixer and Caroma Liano tapware to all wet areas.
- CAROMA Mystic Hand Held Shower with Rail
- STYLUS VENECIA Mixer and Washing Machine Set (Concealed behind tub) to Laundry.

WALL & FLOOR TILING - WET AREAS

- Wall & Floor tiles from Rawson Homes extensive range. Bathroom & Ensuite 2100mm high to shower, 500mm above bath, 300mm high tiling over laundry tub & skirting tiles to remainder. Skirting tiles to remainder of bathrooms, ensuite and laundry.

FLOOR COVERINGS

- Floor tiles to Kitchen, Entry, porch & alfresco (selected from Rawson Homes exclusive range)
- Carpet to remaining living and bedrooms (selected from Rawson Homes exclusive range)

PAINTING

- TAUBMANS 3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Taubmans Gloss paint to doors and internal woodwork.

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Disclaimer: Rawson Homes reserves the right to improve, amend or revise any specification without notice of obligation.

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SITE NEEDS, CONCRETE SLAB & TERMITE TREATMENT

- Fixed site costs including all piercing, service connections, Landscaping as per Landcom approved Landscape plans and BASIX requirements
- RENTOKIL Trithor termite protection with 50 year warranty and \$500,000 insurance cover

FRAME, FACADES & WINDOWS

- 90mm external and internal stud frames to ground and first floor. 300mm engineered joists.
- Nominal 2750mm high ceilings to the ground floor & 2450mm high ceilings to first floor.
- ALFRESCO (where included on plan) including concrete slab, brick piers and roof over
- Developer approved face bricks laid with ironed joint finish. Moroka feature colour to façade.
- Lightweight cladding to front facade as approved. Treated timber decking to all balconies.
- Powdercoated metal balustrade to all balcony handrails
- STEGBAR Aluminium windows and sliding doors in approved colour including security keyed windows & door locks with obscure glass to bathrooms, ensuite & powder room.
- Stainless Steel mesh security screen door to front entry. Flyscreens to windows and sliding doors.
- CSR MONIER Concrete Roof Tiles in Elebana profile with sarking to underside.
- Colorbond fascia & gutter with painted PVC downpipes.
- CORINTHIAN Madison PMAD101, PMAD 104, PMAD 111 or PMAD 04 with clear glass in paint finish.
- B & D Colorbond Sectional door

FIXOUT & DOOR FURNITURE

- CORINTHIAN flush pre hung in pre-primed paint finish - 2040mm high throughout.
- 67 x 12mm Bevelled Edge profile architrave and skirting with paint finish.
- CORINTHIAN flush internal 2040mm doors in pre-primed paint finish to bedroom robes with one melamine shelf & hanging rail and four (4) melamine shelves to linen cupboards.
- 90mm cove cornice at the junction of wall and ceiling
- GAINSBOROUGH Tri-Lever to front door, lever handles and 851 deadlock to other external doors, including door between house and garage, Amelia or Carla series for internal doors, privacy sets to all bathrooms and wc's, Bar or square designer handles to robes
- Wall/door stops to bedrooms, wet areas and living areas (excl robes and linen).

STAIRCASE

- Painted timber staircase with square newel posts, handrail & balusters with MDF treads and risers

HOT WATER SYSTEM

- RHEEM "Integrity" 5 star Continuous 27 Litre gas wall mounted hot water system. Model 876027

KITCHEN & KITCHEN APPLIANCES

- Laminated post formed / square edge benchtops and Laminated doors with 2mm ABS edges
- Overhead Cupboards to Kitchen with bulkheads over cupboards as shown on plans.
- Kitchen kickboards as per doors. Cutlery Tray to Kitchen Drawer.
- Provision for dishwasher & microwave including water point & Single power point.
- CLARK Vital 1129 1180mm double bowl end stainless steel sink
- Tiled splashback to kitchen (Selected from standard range)
- Oven- WESTINGHOUSE 'POR667S' 60cm electric oven in Stainless Steel finish
- Cooktop- WESTINGHOUSE 'GHR16S' 60cm 4 burner gas cooktop in Stainless Steel finish
- Rangehood- WESTINGHOUSE 'WRH608IS' retractable externally ducted in Stainless steel finish