



rise inclusions

YOUR LINK TO NEW HOME OWNERSHIP

Rise Signature Inclusions
What we do that others don't



General

- Upfront quotation
- Construction, Public Liability & Home Owners Warranty insurances
- Building Permit fees
- Site assessment and soil testing
- Wind rating assessment & site level survey
- BAL rating assessment
- BAL "LOW" Compliant
- Engineer site inspection
- Engineer slab design
- Preliminary design consultation
- Full working drawings
- Energy rating report
- Full specifications & contract preparation
- Construction to Australian Standards and Local Government requirements
- Professional colour consultation

Services

- 10lm Power Connection
- 10lm Water Connection and two outside garden taps
- Gas – connection to Natural Gas
- Sewerage – under slab & 5lm external connection
- Stormwater – around home and 10lm connection to legal point of discharge
- Telephone / NBN In readiness for connection if available in area
- NBN Hardware by your selected service provider

Structural

- 6 ½ year Structural Guarantee
- Engineer designed roof trusses
- N2 Wind Rating compliant
- 90mm timber framing
- All timber is sustainably resourced

Foundations

- 'H1' Class concrete slab
- Site preparation to 300mm on standard residential block
- Concrete pump

External Features

- Traditional brick façade from builders range of Selkirk bricks
- 450mm eaves with painted cement sheet lining
- Brick veneer to all external walls
- 'Colorbond' roofing at 22.5 degree pitch
- Reflective foil (sarking) under roofing
- 'Colorbond' fascia, gutter and downpipes
- Painted fibre cement sheet lining to Outdoor Living and Porch
- Concrete paving to Outdoor Living & Entry Porch floors

Insulation & Internal Lining

- R2.0 Knauf Earthwool batts to all external walls
- R4.0 Cellulose ceiling insulation
- Sisalation to external walls
- 10mm plasterboard to all walls and ceilings
- 10mm water resistant plasterboard to wet area walls
- Waterproofing to Australian Standards

Garage

- Floor – as part of 'H1' class Concrete slab
- Slimline Panel lift garage door with 2 remotes and 1 internal remote
- Plaster lined walls and ceiling (design specific)
- External access door (design specific) with Lockwood 'Symmetry' lever handle
- Internal flush panel access door with Lockwood lever passage set

Internal Features

- 2400mm ceiling height
- 75mm cove cornice
- 67mm skirtings and architraves
- 600mm x 600mm manhole as per plan

Windows

- Dowell single glazed powder coated aluminium sliding windows
- Flyscreens to windows & Fly doors to sliding doors
- Window key locks to all windows
- Draft seals to windows and external doors
- External sliding doors with 'Deadlock' function
- Obscure glass to Ensuite, Bathroom & WC

Painting

- Haymes 3 coat paint system
- Walls & Ceilings – low sheen finish
- Doors, skirting & architraves – gloss finish

Storage

- WIR with shelf and chrome hanging rail
- Built in robes with shelf and chrome hanging rail
- Pantry with four melamine shelves
- Linen cupboards with four melamine shelves
- Broom cupboard with single melamine shelf (if applicable)
- Quality sliding or hinged doors to all as per plans

Floor Coverings

- Selection of carpets to bedrooms and second living area with quality underlay
- Selection of floor & skirting tiles to ensuite & bathroom
- Selection of ceramic tiles or vinyl plank flooring to entry, entry hallway, kitchen, meals, family & laundry

Doors

- 920mm painted feature entry door from 'Rise' selections
- Flush panel internal doors
- Flush panel door for external access from garage (design specific)
- Cushion door stops

Door Hardware

- Lockwood 'Nexion' Entry set to front door with 'deadlock' feature
- Lockwood 'Velocity' lever handles to interior doors
- Lockwood 'Privacy' sets to Ensuite, Bathroom & W.C.
- Lockwood 'Velocity' dummy sets to linen, broom & storage cupboards
- Chrome hinges, latches and striker plates throughout



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Kitchen

- Custom made cabinetry with soft close doors and drawers
- Laminate benchtops
- Overhead cupboards to kitchen as per plan and above fridge
- Set of four drawers with cutlery insert
- Choice of door and drawer handles
- 1 & ¾ bowl stainless steel sink
- Select from 'Ultra' range quality tapware
- Tiled kitchen splashback
- Microwave space and power point



Appliances

- 600mm Technika electric underbench oven
- 600mm Technika gas cooktop
- 600mm Technika retractable Rangehood
- Technika Dishwasher



Electrical

- Detailed electrical plan
- Light points, switches and power points as per electrical plan
- Clipsal switches and power points throughout
- External weatherproof power point for rainwater tank pressure pump
- One double power point per bedroom, kitchen and living areas
- Double power points to bathroom, ensuite & laundry
- 1 double weatherproof power point to exterior wall as per plan
- Smoke alarms interconnected and located as per Australian Standards
- TV points to living areas & one to Bedroom 1
- 1 x Digital TV Antenna
- 1 x phone point as per plan
- Exhaust fans with draft stoppers
- Power points supplied for refrigerator, microwave & dishwasher
- Two way switches as per plan
- 1 double fluorescent light to Garage
- External lights to all external doors

Laundry

- 'Rise' range wall tiles
- Venecia Sink Mixer
- Laundry Trough & Cabinet Combination
- Washing machine stops (wall mounted)

Bathroom, Ensuite & WC

- Polymarble shower bases
- Semi-frameless shower screens
- 1525mm acrylic bath, white
- Frameless mirror above vanity 900mm high x vanity length
- Porcelain Dual flush toilets
- 900mm double towel rails where applicable
- Toilet roll holders & towel rails
- Laminate vanity cabinets with soft close doors



- Select from 'Rise' range quality tapware
- Wall tiles from 'Rise' range
- Vanity Basin from 'Rise' Range

Heating & Cooling

- Braemar gas ducted heating with hardwired thermostat with 10 yr warranty

Hot Water Service and Rainwater Tanks

- HWS: Rinnai gas instantaneous with recess box for superior finish
- 2,000lt water tank with Bianco pressure pump, pump cover, Rainsaver water main diverter & concrete tank base (site specific)

Our Rise Inclusions are available on selected Twomey Homes designs.

If you wish to alter the inclusions or floor plans provided by Twomey Homes our Sales Team would be happy to assist and support you in doing so. Additional charges may apply for floor plan alterations.

Subject to availability these inclusions may change without notice. In such instances Twomey Homes will provide supplier products of equal or greater value and quality.



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Opening the door to a *Better* home

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Dimensions, photographs and sketches are approximate only and may include optional features. Check with your builder for standard inclusions.

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