

**Standard Inclusion list
For
The Cottage Series of Homes.**

Any alterations required must be noted on sales documentation.

Floor type

Concrete slab construction to suit a Type "M" standard classification
Any costs due to excess fall or larger footings specified in the final Engineers design will be calculated by the builder and incorporated in the Contract Sum.

External Walls

As shown on the relevant plan.
Brickwork - face brick

Roofing

Colorbond Custom Orb
Or concrete Tile
Refer relevant plan
Colour: As selected

Windows

Meranti Awning windows Protim Treated.
White winders.

Ceiling height

2700mm.
First Floor 2400mm
Ceiling Roses as displayed

Kitchen Cabinets

Post formed bench tops with Vinyl wrap cupboard doors and polished Chrome knobs.
Overhead cupboards are included and the cupboard interiors are white melamine.

Kitchen Appliances

Chef EOC624S stainless steel electric oven
And
Chef GHS605S stainless steel gas benchplates.
And
Chef Retractable REHR6S with stainless steel fascia.

Kitchen Sink

Stainless Steel 1¾ bowl

Dishwasher

Provision is made for a dishwasher

Laundry Trough

White 45 litre acrylic. Inc. cabinet, bypass and overflow.

Ducted Heating

Natural gas roof mounted unit ducted to Living areas and bedrooms.

Vanity Units

Post formed top with vinyl wrap doors and chrome knobs.
Fitted with Stylus Vit. china basin with overflow.

Bath

Vitreous enamel steel bath
Colour: white

Shower Base(s)

Acrylic moulded Colour: White

Shower Screen(s)

Pivot type with clear laminate glass and white frame.

Toilet Suites

Stylus Dual Flush
Vit. china. Colour: White

Exhaust Fans

Fitted to each bathroom

Mirrors

Mirrors are fitted over each vanity unit.
Mirror edges are polished.

Tapware

Solid brass chrome plated Alder taps and outlets.
A mixer tap is fitted to the kitchen sink and vanities.

Solar Hot Water System

Solar collector to North facing roof area, 200 litre tank with a 20litre booster

Electrical

Light and power points are detailed on the electrical plan.

Smoke detectors are fitted.

Safety switches and circuit breakers are fitted to the meter box.

Wardrobes

Hinged pressed panel doors. Single shelf and chrome hanging rail.

Linen Cupboard

Located as shown on plan.

Hinged pressed panel door and four particle board shelves.

Broom Cupboard

Located as per plan.

Hinged pressed panel door with one particle board shelf.

Doors

Internal Passage:- Corinthian Stanford pressed panel

Front door /sidelight:- Corinthian feature front door selected from Builder's range.

Laundry:- half glazed

Door Furniture

External:- Gainsborough Terrace chrome

Internal:- Gainsborough

Whitehall chrome

Ceramic Tiling

Silver Builders Range

Bathroom

Silver range

shower recess to min. 2000mm

300mm over bath and bath to floor.

min. 100mm over vanity.

Kitchen; 600mm over benches

Laundry; 300mm over trough

Bath, Ensuite, Laundry & WC floors

Insulation

Ceilings:- R 2.5As per Energy Report

Walls:- double sided thermofoil & R 1.5 batts as per energy report.

Painting

External:- Acrylic gloss

Eaves:- flat acrylic

Internal Walls:- (one tinted colour)

Ceilings:- Flat acrylic matched to wall colour.

Internal trim:- Semi gloss tinted to wall colour.

External doors:- paint finish

Fixing

Architraves:- Replica 67mm MDF

Skirting:- Replica 85mm MDF

Cornice:- CSR 90mm Classic.

Verandah Detail

Various verandah treatments are used.

Please refer to the relevant brochure.

Garage

Floor area as shown on plan –. Roof

material as per residence. Colorbond sectional lift door, manual operation.

Personnel access door as plan.

One light and power point are provided.

Or**Carport**

Size as per plan. Roof material as per

residence. Carport paving is not included

After Sales Service

Our company is proud of the three month service that ensures satisfaction with your new home.

Guarantee

Highview Homes are covered by the statutory structural warranty.

Other Items included

Connections to services at property boundary are included, Also included are engineer designs, plans, building permits and energy assessment report .

Five Star rating to best orientation.

BAL rating LOW

Items not included

Telephone or cable media connections.

Electrical connection fees.

Floor Coverings

Light fittings

Window furnishings

Paving

Temporary or permanent fencing.

Termite treatment

Highview Homes reserves the right to alter these inclusions due to product availability or product development. Any substituted items will be of no less than equal value.