

**Standard Inclusion list
For
The Classic 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

Rendered finish to the front elevation.
Face Brick finish to the balance.

Roofing

Concrete Tile.

Windows

Aluminium awning windows
Keyed locks.

Ceiling Height

3000mm to Study and Lounge dining areas. Refer to plans
2700mm to Balance
Cathedral ceiling to meals
Recessed ceiling to entry. Refer to plans

Kitchen Cabinets

Caesar stone bench tops with Polytech gloss vinyl cupboard doors and polished chrome knobs.
Overhead cupboards are included and the cupboard interiors are white melamine.

Kitchen Sink

Stainless Steel 1¾ bowl

Kitchen Appliances

Westinghouse 900mm freestanding stainless steel upright stove DSK963
And
Westinghouse 900mm stainless steel canopy range hood WRF900CS

Dishwasher

Provision is made for a dishwasher

Laundry Trough

45 litre Stainless Steel inset trough in laminated top.
Cupboard doors are Polytech.

Ducted Heating

Natural gas roof mounted unit ducted to Bedrooms and Living Areas.

Vanity Units

Caesar stone top with Polytech doors and polished chrome knobs.
Fitted with Caroma Stylus vit. China basin(s)

Bath

Vitreous enamel steel bath
Colour: white

Shower Base

Recessed slab tiled in situ

Shower Screen

Semi frameless pivot type with clear laminate glass. White frame

Toilet Suites

Stylus close coupled vit. China suite
Colour: White

Exhaust Fans

Fitted to each bathroom

Mirrors

Mirrors are fitted over each vanity unit.
Mirror edges are polished with a 25mm bevel.

Tapware

Bathrooms: Manorhouse Chrome
Alder Classic mixer tap is fitted to the kitchen sink, laundry trough

Solar Hot Water System

Solar collector to North facing roof area,
200 litre tank with a 26litre booster

Electrical

Light and power points are detailed on the electrical plan.
Smoke detectors are fitted.
Safety switches and circuit breakers are fitted at the meter box.
8 chrome/mahogany light switches.

Wardrobes

Hinged solid 2 panel Atherton doors high.
Single shelf and chrome hanging rail.

Linen Cupboard

Located as shown on plan.
Hinged solid 2 panel door and four particle board shelves.

Broom Cupboard

Located as per plan.
Hinged solid 2 panel door with one particle board shelf.

Doors

Internal Passage:- Balmoral solid 2 panel 2340 high
Front door /sidelight:- WIN4B clear glazed sidelight. Laundry:- clear glazed 2 light

Door Furniture

External:- Tri Lock deadlock Chrome
Internal:- Lever 900 series Regal chrome
Diplomat robe knobs chrome

Ceramic Tiling

Selected From Gold Range
Bathroom
shower recess to min. 2000mm
Balance of walls to min 1050mm
100mm over vanity.
Kitchen 600mm over benches
Laundry 300mm over trough
Ceramic Floor Tiling to Bathroom, Ensuite, Laundry and WC.

Insulation

Ceilings:- R 2.5 batts As per Energy Report
Walls:- double sided thermofoil & R 1.5 batts as per Energy Report.

Painting

External:- Gloss acrylic
Eaves:- flat acrylic
Internal Walls:- (one tinted colour)
Ceilings:- Flat acrylic
Internal trim/doors:- Gloss enamel

Fixing

Architraves:- Replica 85mm
Skirting:- Replica 194mm to living areas and Bed1 & 135mm to balance.

Plaster

Plaster Cornice:-Victoriana 55A to living areas & Bed1, 90 mm cornice to balance

Garage

Floor area as shown on plan – Nominal 6mx6m. Roof material as per residence.
Colorbond sectional lift door, manual operation. Ceiling is plasterboard
Personnel access door as plan.
One light and power point are provided.
Internal walls are unpainted brick &/or painted plasterboard.

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.