

**Standard Inclusion list
For
The Premium Federation Home.**

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

Burwood Blue with Cream banding and sills

Roofing

Unglazed Terracotta roof tile and terracotta finials to gable ends

Windows

Timber awning windows with keyed alike locks

Ceiling Height

2700mm

Kitchen Cabinets

Caesar Stone 20mm pencil round edge bench tops with Polytech gloss vinyl cupboard doors with polished chrome knobs.
Overhead cupboards are included and the cupboard interiors are white melamine.
Pantry 3 painted shelves above laminate bench top and melamine shelves below.

Kitchen Sink

Stainless Steel 1¼ bowl

Kitchen Appliances

Westinghouse DSP963 900mm freestanding stainless steel upright stove
Westinghouse WRF900CS 900mm stainless steel canopy range hood

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

Stained timber vanity with 20mm Caesar stone top (colour matched to kitchen) incorporating drawer units polished chrome knobs.
Fitted with Caroma vit. China basin(s)
White

Bath

Claw foot acrylic bath
Colour: white with chrome feet

Shower Base

Recessed slab tiled in situ

Shower Screen

Semi frameless pivot type with clear laminate glass. White frame

Toilet Suites

Caroma close coupled vit. china White

Exhaust Fans

Fitted to each bathroom

Mirrors

Mirrors are fitted over each vanity unit.
Mirror frames are stained timber or framed within window architraves

Tapware

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

Solar Hot Water System

Solar collector with 200 litre tank and instantaneous 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. 15 chrome / mahogany light switches. 4 low voltage down lights to cathedral ceiling

Wardrobes

Hinged pressed 4 panel doors high. Single shelf and chrome hanging rail.
WIR fit out by cabinet maker

Linen Cupboard

Located as shown on plan.
Hinged pressed 4 panel door and four shelves.

Broom Cupboard

Located as per plan.
Hinged pressed 4 panel door with one shelf.

Doors

Internal:- Atherton pressed 4 panel
Front door:- Windsor WIN4BG glazed with Waratah leadlight and matching sidelight
Laundry:- clear glazed sliding
Garage:- exterior Duracoat 2040 high

Door Furniture

External:- Tri Lock Chrome deadlock
Garage:- Terrace set chrome
Internal:- Gainsborough polished chrome lever
Diplomat chrome robe knobs

Ceramic Tiling

Gold builders range
Bathroom
shower recess to min. 2000mm
Balance of walls to 1050mm
100mm over vanity.
Kitchen 600mm over benches
Laundry 300mm over trough
Bath, En Suite, Ldy & wc floors

Insulation

Ceilings:- R 2.5 Batts
Walls:- double sided thermofoil & R 1.5 Batts

Painting

External:- acrylic
Eaves:- acrylic
Internal Walls:-one tinted colour
Ceilings:- Flat to match walls
Internal trim:- Gloss enamel
External doors:- paint finish.

Fixing

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

Plaster

Cornice:-Federation 55A to living areas & Bed1 with 3 ceiling roses and period style arch. Period style arch with corbels

Verandah Detail

115mm turned posts with timber fretwork and tulip inserts

Garage

Floor area as shown on plan – Nominal 6mx 6m. 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.

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 .
6 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 similar value.