

Standard Inclusion List For

The Beach / Metro / Millenium Palladium Combinations

Any alterations required must be noted on sales documentation.

Floor type

Concrete slab construction to suit a Type "M" standard classification is included in initial costing.

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

Clay brick system with rendered front facade and face brick finish to rear lower elevations.

Roofing

Cement roof tiles or Colorbond

Windows

Aluminum semi commercial section

Ceiling Height

2700mm Lower
2400mm 1st Floor

Kitchen Cabinets

Caesar Stone reconstituted bench tops with Polytec gloss vinyl cupboard doors and matt chrome Handles
Overhead cupboards are included and the cupboard interiors are white melamine.

Kitchen Sink

Stainless Steel 1 $\frac{3}{4}$ bowl

Kitchen Appliances

Westinghouse DSK963S free standing stainless steel upright stove 900mm
And
Canopy 900mm rangehood Westinghouse WRF900CS stainless steel finish.

Dishwasher

Provision is made for a dishwasher

Laundry Trough

Stainless Steel 45 litre insert trough.
Laminated top with Polytec gloss vinyl doors

Ducted Heating

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

Vanity Units

Laminate top with laminate doors and chrome knobs.
Fitted with Vit. China basin.

Bath

Vitreous enamel steel bath
Colour: white

Shower Base

Recessed slab tiled in situ to ground floor.
Preformed base to 1st floor – Colour white

Shower Screen

Pivot type semi frameless with clear laminate glass.

Toilet Suites

Stylus close coupled dual flush Vit. China
Colour: White

Exhaust Fans

Fitted to each bathroom & W.C.

Mirrors

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

Tapware

Solid brass chrome single lever taps.
Concealed washing machine stops
Classic mixer to sink and 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 to the meter box.

Wardrobes

Hinged 2040 high. Single shelf and chrome hanging rail.

Linen Cupboard

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

Broom Cupboard

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

Doors

Internal Passage:- PBAL2 2040 high
Front door /sidelight:- 2040mm X 820mm
MAD 101

Door Furniture

External:- chrome Trilock deadlock
Internal:- Lever 900 series
Diplomat cupboard knobs

Ceramic Tiling

Bathroom- Gold Builders Range
shower recess to min. 2000mm
500mm over bath and bath to floor.
min. 100mm over vanity.
Laundry 300mm over trough
Kitchen to 600 over bench
Floors of bathroom, wc, laundry & en
suite.

Insulation

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

Painting

External:- semi gloss acrylic
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:- 67mm Square dressed
Skirting:- 110 mm Square dressed
Plaster Cornice:- 90mm Cove.

Garage

Floor area as shown on plan – Nominal
6mx6m. Roof material as per residence.
Colorbond sectional lift door. Ceiling is
lined.

Personnel access door as plan.
One light and power point are provided.
Internal walls are painted 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.