

Standard Inclusion list
For
The Platinum Series 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

Federation Style Red brick with Cream banding and sills

Roofing

Unglazed Terracotta roof tile.

Windows

Hardwood timber awning windows. Keyed locks. height extended to 2340high

Ceiling Height

2700mm

Kitchen Cabinets

CaesarStone 20mm pencil round edge bench tops with Polytech gloss vinyl cupboard doors and polished chrome knobs.

Overhead cupboards are included and the cupboard interiors are white melamine.

Pantry shelving including bench is laminate / melamine.

Kitchen Sink

Stainless Steel 1¾ bowl

Kitchen Appliances

Electrolux Gourmet package includes:

Electrolux EOEE62AS Oven x 2

EHGC95AS burner bench plates

Gallery NRF900CS canopy hood

Dishwasher

Electrolux Stainless Steel

Laundry Trough

45 litre stainless steel inset trough in

Caesar stone top.

Cupboard doors are Polytech.

Ducted Heating

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

Vanity Units

Stained timber Vanity units and polished chrome knobs. Optional Stone top at no charge

Fitted with Caroma Symphony 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

Stylus close coupled vit. china Colour: White

Exhaust Fans

Fitted to each bathroom

Mirrors

Mirrors are fitted over each vanity unit.

Mirror Frames are Stained timber

Tap ware

Solid brass chrome plated taps and outlets.

Bathrooms: Manorhouse Chrome

Alder Alto Rail showers

A Classic mixer tap is fitted to the kitchen sink and laundry trough.

Concealed washing machine stop taps

Solar Hot Water System

Solar collector to north facing roof area, 200 litre tank with a 26 litre 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 brass/mahogany light switches. 4 low voltage down lights to cathedral ceiling

Wardrobes

Hinged solid 4 panel doors 2340 high. Single shelf and chrome hanging rail. Bed 1 and 2 full melamine fit out with shelving

Linen Cupboard

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

Broom Cupboard

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

Doors

Internal Passage:- 4 panel solid 2340 High
Front door /sidelight:- W R EJ5 Edwardian leadlight in Federation joinery frame.
Laundry:- clear glazed sliding
Garage – external Duracoat 2040mm high

Door Furniture

External:- Tri Lock Chrome
Internal:- Imperial lever 900 series chrome
Diplomat chrome robe knobs
Garage- Terrace Set, Chrome

Ceramic Tiling

Bathroom shower recess to min. 2000mm
Balance of walls to min 1050mm
100mm over vanity.
Kitchen 600mm over benches
Laundry 300mm over trough
Floors to Bath, En Suite, Ldy ,WC & Entry

Insulation

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

Painting

External:- Acrylic gloss
Eaves:- Acrylic
Internal Walls:- one tinted colour
Ceilings:- Plastic one tint colour
Internal trim:- Gloss enamel

Fixing

Architraves:- Replica 85mm, Skirting & Architrave blocks
Skirting:- Replica 195mm to living, study, Gallery, and Bed1 with 135mm to balance.
Dado to entry, family, meals, kitchen & gallery

Plaster

Plaster cornice:-Victoriana 55A to living, study, gallery & Bed1 with ceiling roses and arch detail.

Federation sweep arch with corbels and blocks to Entry

Verandah Detail

115mm turned posts, timber fretwork with tulip motif and corner brackets

Timber Flooring

Spotted Gum 19 x 85mm fitted to battens in slab rebate (total 76 metres)

Garage

Floor area as shown on plan – Roof material as per residence. Colorbond sectional lift door, auto operation with 3 remotes. 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 (up to 7metre setback). Also included are engineer designs, plans, building permits and energy assessment report.
Six Star rating to best orientation.
BAL rating LOW

Items not included

Telephone or cable media connections.
Electrical connection fees.
Floor Coverings, other than listed above
Light fittings
Window furnishings
Paving
Temporary or permanent fencing.
Termite treatment
Gas Fire Place

Highview Homes reserves the right to alter these inclusions due to product availability or product development. Any substituted items will be of similar value.

Oct 11