

**Standard Inclusion list  
For  
The Seachange Range.**

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.  
Brochure Plans show extent of wall cladding and brickwork.  
Brickwork is Face brick

**Roofing**

Colorbond Custom Orb

**Windows**

***Doreen Display***

Aluminium Awning

***Cranbourne Display***

Awning to feature windows  
Sliding to balance

**Ceiling height**

2700mm.

**Kitchen Cabinets**

Vinyl wrap cupboard doors and polished Chrome knobs. Overhead cupboards are included and the cupboard interiors are white melamine.

***Doreen Display***

Includes Caesar stone bench tops to kitchen.

All other Seachanges includes designer laminate bench tops, with post formed edges (as per display)

**Kitchen Appliances**

Chef EOC624S stainless steel electric oven

Chef GHS605S stainless steel gas bench plates.

Recirculating REHR6S range hood

**Kitchen Sink**

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

**Dishwasher**

Provision is made for a dishwasher

**Laundry Trough**

45 litre stainless steel insert trough.

**Ducted Heating**

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

**Vanity Units**

Post formed top with Grafton vinyl wrap  
Doors Chrome Knob  
Fitted with Caroma china basin

**Bath**

Acrylic moulded  
Colour:- White

**Shower Base**

Acrylic moulded  
Colour:- White

**Shower Screen**

Pivot type with clear laminate glass and white frame.

**Toilet Suites**

Caroma close coupled vit china Dual Flush suite.  
Colour: White

**Exhaust Fans**

Fitted to each bathroom

**Mirrors**

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

**Tapware**

Alder solid brass chrome taps and outlets.  
Classic mixer tap is fitted to the kitchen sink and laundry.  
Washing Machine stops in cupboard under trough.

**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.

4 Low voltage down lights to raked ceiling

**Wardrobes**

Hinged pressed 4 panel doors

Single shelf and chrome hanging rail.

WIR Cranbourne Display cabinetry fit out

**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 Passage:- Stanford pressed 4 panel

Front door :- WIN14G with crystal leaf glazing.

Sidelight:- WIN SL13

Laundry:- Sliding Aluminium

Garage Exterior:- Duracoat 2040 High

**Door Furniture**

External:- Terrace Chrome

Internal:- Whitehall with chrome backplates.

**Ceramic Tiling**

Silver Builders Range

Shower recess to min. 2000mm

500mm min. over bath and bath to floor.

Min. 100mm over vanity.

Kitchen

600mm over benches

Laundry

300mm over trough

Bath, en suite, Ldy & WC Floors

**Insulation**

Ceilings:- As per Energy Report

R 2.5 Batts included

Walls:- As per Energy Report.

Double sided thermofoil & R 1.5 batts incl.

**Painting**

External:- Acrylic gloss

Eaves:- Acrylic

Internal Walls:- (one tinted colour)

Ceilings:-Matched to wall colour, flat finish.

Internal trim:- Semi gloss enamel tinted to wall colour.

External doors:- Paint finish.

**Fixing**

Architraves:- Replica 67mm

Skirting:- Replica 85mm

**Plaster**

Plaster cornice:- 90mm

**Verandah Detail**

Various verandah treatments are used.

Please refer to the relevant brochure.

**Garage**

Size as per plan. Roof material as per residence. Concrete floor, Sectional lift door

**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.

This list supersedes all prior lists.

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