

Standard Inclusion list For

The Premium Victoriana 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

Daniel Robertson 900HB and 009 Buff banding with 009 scotia to the front elevation.

Roofing

Colorbond Custom Orb steel roofing.

Windows

Timber awning windows with keyed alike locks

Ceiling Height

2700mm

Kitchen Cabinets

Caesar Stone benchtops with Polytech gloss vinyl cupboard doors and polished chrome knobs.
Overhead cupboards are included and the cupboard interiors are white melamine.
Laminated pantry bench top and painted shelves and melamine below.

Kitchen Sink

Stainless Steel 1¼ bowl

Kitchen Appliances

Westinghouse DSP963 900mm freestanding stainless steel upright stove
And
Westinghouse WRF900CS 900mm Stainless Steel canopy rangehood

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 units and polished chrome knobs.
Fitted with Caroma white vit. China basins

Bath

Claw foot acrylic bath
Colour: White with chrome feet

Shower Bases

Recessed slab and tiled in situ.

Shower Screens

Semi frameless pivot type with clear laminate glass. White frame

Toilet Suites

Caroma close coupled Colour: 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
Mixer taps are fitted to the kitchen sink, laundry trough
Concealed washing machine stops

Solar Hot Water System

Solar collector 200 litre tank with an 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.

13 chrome/mahogany light switches.

4 downlights to cathedral ceiling

Wardrobes

Hinged pressed 4 panel doors
Single shelf and chrome hanging rail.
WIR:- 2 shelf towers and hat shelf

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 particle board shelf.

Doors

Internal :- Atherton pressed 4 panel
Front door:- Windsor WIN4BG glazed with Antique Frosted Ceramica and matching sidelights
Laundry:- clear glazed sliding
Garage:- exterior duracoat 2040 high

Door Furniture

External:- Tri Lock Chrome deadlock
Internal:- Lever 900 series Gainsborough chrome
Gainsborough lever robe knobs chrome
Garage:- Terrace Set Chrome

Ceramic Tiling

Gold builders range
Bathroom
shower recess to min. 2000mm
Balance of walls to min 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:- gloss acrylic
Eaves:- acrylic
Internal Walls:- one tinted colour
Ceilings:- Flat to match walls
Internal trim:- Gloss enamel
Exterior doors:- paint finish

Fixing

Architraves:- Replica 85mm MDF
Skirting & blocks:- Replica 220mm MDF to living areas and Bed1 &135mm to balance.

Plaster

Plaster Cornice:-Victoriana 55A to living areas & Bed1 with ceiling roses and Period style arch with corbels
90 mmm Cornice to balance

Verandah Detail

115mm fluted posts with cast aluminum lacework.

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.

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.