



## Inclusions

### **STANDARD KIT INCLUSIONS**

#### **DESIGN & ENGINEERING**

- \* Architectural & Detailed Drawings, Frame Engineering (Form 15) for standard plans
- \* BAL - Low
- \* Wind loading minimum N3/W41N
- \* Engineered plans ready for council/certifier submission – applicable to structural components of house
- \* Energy Efficiency report
- \* Construction Stump Layout plans

#### **FRAMES**

- \* Truss certificate where applicable
- \* Engineered Steel wall frames, roof panel frame, beams, rafters
- \* Australian made 90mm Pre-Fab True Core frame
- \* Hardibrace, Steel Strap Bracing, K brace.
- \* All tie down materials and fixings
- \* Verandah posts and beams SHS Duragal
- \* Construction Manual

#### **FLOOR SYSTEM**

- \* 75mm x 75mm SHS Steel Posts (max 1.0m floor Height, additional charges apply for extra height)
- \* Steel Bearers & Joists
- \* Yellow Tongue general purpose Particle Board Flooring
- \* 50x50 metal angle sub floor bracing
- \* All relevant Fixings, bolts and screws.
- \* Adhesives for the flooring
- \* 90mm Merbau Hardwood Decking

#### **ROOF**

- \* Bluescope steel colourbond custom orb roofing
- \* Bluescope steel colourbond 115mm quad slotted front gutter, fascia, barges,
- \* Anticondensation insulation blanket
- \* Ridge, hip, barge, apron flashings or parapet capping
- \* Proprietary screws, riverts, brackets, endcaps or corners
- \* Colourbond Novaline 185 x 35mm fascia and clips.

#### **INSULATION**

- \* Sisalation (foil Wrap) for external walls
- \* 60mm Anticon Blanket (roof) including soffits and verandas
- \* Thermal break provided behind wall cladding

## **EXTERNAL CLADDING**

- \* Hardieplank weatherboards or Custom Orb colourbond

### **UPGRADE EXTERNAL CLADDING OPTIONS AVAILABLE** *(incurs additional cost)*

- \* Primeline weatherboard range
- \* Scyon linea weatherboards
- \* Matrix cladding
- \* Harditex weatherboards
- \* Durasheet with primed timber battens at 1200 centers
- \* Harditex
- \* Foam cladding (greenboard)
- \* Axon cladding
- \* Bricks

## **EAVES / SOFFITS**

- \* 4.5mm compressed fibro sheets and button head screws
- \* 22mm metal battens and hex head screws
- \* PVC Joining Strips 4.5mm
- \* 18 x 18 FJ DAR pine

## **WINDOWS**

- \* Powder coated sliding aluminium windows, sliding doors and key locks clear glass , preprimed pine reveals, *(excludes energy efficiency requirements)*

## **DOORS**

### **ENTRANCE DOORS**

- \* Humes 'Newington' range of external doors (paint quality) *\*available range displayed in the colour selection brochure*
- \* Gainsborough 'G2 series' door handle *\*available range displayed in the colour selection brochure*, and bright chrome hinges
- \* Double entry door flush bolt

### **EXTERNAL LAUNDRY DOOR**

- \* HUMES XF1 clear glass, solicore construction
- \* Gainsborough 'G2 series' door handle *\*available range displayed in the colour selection brochure*, and bright chrome hinges

### **EXTERNAL GARAGE SWING DOOR**

- \* HUMES solicore construction flush panel door
- \* Gainsborough 'G2 series' door handle *\*available range displayed in the colour selection brochure*, and bright chrome hinges

### **INTERNAL DOORS:**

- \* Humes PCMDF honey comb core internal flush pre-hung door
- \* Humes statesman cavity unit
- \* Adoored 75mm cushion doorstops *(wet area)*, Adoored 70mm white long door clip *(hinged doors)*, bright chrome hinges
- \* Gainsborough 'G4 series' Passage Door Handles and Privacy adapter kit for Bathrooms, Ensuites and WC *\*available range displayed in the colour selection brochure*

### **UPGRADE DOOR OPTIONS AVAILABLE** *(incurs additional cost)*

- \* as per options displayed in the colour selection brochure

## **INTERNAL CONSTRUCTION**

### **PLASTERBOARD AND ACCESSORIES:**

- \* CSR Gyprock 10mm Plasterboard for wall
- \* CSR 6mm Aquacheck for wet area walls
- \* CSR 10mm Superceil for ceilings
- \* Stud adhesive, base and top compound
- \* Plasterboard screws and nails
- \* Metal Angles
- \* 90mm gyprock cornice

### **ROBES AND SHELVING:**

- \* 16mm white single Melamine shelving for robes
- \* Pine shelving supports 42 x 18 FJ
- \* 19mm bright Chrome hanging rail
- \* 16mm Melamine 4 shelves for linen and Pantry cupboards
- \* Hume smartrobe sliding flush PCMDF honey comb core Internal Flush door kit, white tracks

### **SKIRTING AND ARCHITRAVE**

42 X 11 Arch and 68 x 11 skirting

Colonial, pencil round, single bevel arch, qld classic or bullnose architraves and skirting

### **EXCLUSIONS**

- \* Additional Energy efficiency or BAL requirements
- \* Any trade labour, site cut / fill preparation
- \* Crane hire, Concrete pump, scaffolding
- \* Joinery in Kitchens, Bathrooms, laundry etc
- \* Electrical labour materials or fitting items
- \* Plumbing Drainage labour materials items
- \* Downpipes, watertanks, HSTP, irrigation
- \* Soil testing, percolation, subsidence, land slip etc
- \* Footing, slab, retaining wall design, inspections, certificates.
- \* Site identification survey contour survey, building certificate
- \* Landscape design or plants
- \* Internal or external staircases
- \* Internal or external balustrades
- \* Delivery, unless noted as included.
- \* Waterproofing wet areas or retaining walls, sealants or silicones
- \* Ceramic wall or floor tiling labour or material
- \* Painting labour or material
- \* Awnings, shade sails
- \* PC items (eg: tiles, shower screens, taps)
- \* Garage doors
- \* Floor coverings, window furnishings.
- \* Additional Wall or Ceiling Insulation