

STANDARD INCLUSIONS

Sisalation (foil wrap) for external walls

- ‡ 60mm Anticon Blanket (roof) including soffits and verandas
- ‡ Thermal break provided EHWBZHQWXGVDOO FODGGLQ
- ‡ 5,0XODWLRQRUHQWHUQOZOOV

(7(51\$ &/\$1*

- Hardieplank weatherboards or Custom Orb Colorbond or compressed fibro weatherboards

R T R C T S
incurs an additional cost

- CSR weatherboard range
- Scyon Linea weatherboards
- Durasheet for rendering
- Sandstone blocks
- Ceramic tiles
- Timber cladding
- Hebel
- Axon cladding
- Bricks
- Stacked stone

S S TS

- 4.5mm compressed fibro sheets and button head screws
- Timber or metal battens
- PVC joining strips 4.5mm
- 18x18 FJ DAR pine

;126

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

2256

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 colour selection brochure
- 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 colour selection brochure

- **Upgrade Door Options Available**
(incurs additional cost)

For more information on this plan, contact us today
 Ph 1300 559 282 | www.valleykithomes.com.au

STANDARD INCLUSIONS

INTERNAL CONSTRUCTION Plasterboard and Accessories

- CSR Gyprock 10mm plasterboard for wall
- CSR 6mm cemin seal 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 42x18 FJ
- 19mm bright chrome hanging rail
- 16mm melamine 4 shelves for linen and pantry cupboards
- Hume smartobe sliding flush PCMDF honeycomb core internal flush door kit, white tracks

SKIRTING AND ARCHITRAVE

- 42x11 Arch and 68x11 skirting
- Colonial, pencil round, single bevel arch, qld classic or bullnose architraves and skirting (profiles to select from)

NOT SUPPLIED IN KIT

- Additional Energy Efficiency or BAL report requirements
- Any trade labour, sit cut/fill preparation setout
- Crane hire, concrete pump, scaffolding
- Joinery in kitchens, bathrooms, laundry etc or design
- Electrical labour materials or fitting items or design
- Plumbing drainage labour material items or design
- Downpipes, watertanks, HSTP, irrigation or design
- Soil testing, percolation, subsidence, land slip etc
- Footing, slab, retaining wall design, inspections, certificates
- Site identification survey, contour survey, building certificate, town planning application
- 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 materials
- Painting labour or material
- Awnings, shade sails, window hoods, colonial ornaments, window bars
- PC Items (eg tiles, shower screens, taps)
- Garage doors
- Floor coverings, window furnishings
- Additional wall or ceiling insulation
- Garage doors
- Floor coverings
- Window furnishings