

STANDARD KIT INCLUSIONS



VALLEYKIT HOMES™
ready to build



STEEL FRAME STANDARD INCLUSIONS

DESIGN & ENGINEERING

- Architectural and detail drawings, layout plans, frame & truss engineering
- Bushfire Attack Level (BAL) - Low
- Wind loading N3
- Engineered plans ready for council/certifier submission - applicable to structural components of the house with Form 15
- Energy efficiency report

FRAMES

- Wall frames, ceiling panels, slab on ground and posts
- Australian made 90mm pre-fabricated frames
- Sheet brace, steel strap bracing, K brace
- All tie down materials and fixings
- SHS DuraGal® verandah posts and beams

ELEVATED FLOOR SYSTEM

- 75 x 75mm SHS steel posts (max 1.0m floor height - *additional charges apply for extra height*)
- DuraGal® steel bearers and joists
- Internal Yellow Tongue general purpose particle board flooring

- All relevant fixings, bolts, screws, bracing and adhesives
- 90mm Merbau hardwood decking
- Stump layout plans

ROOF

- BlueScope Steel COLORBOND Custom Orb® roofing
- BlueScope Steel COLORBOND® 115mm quad slotted front gutter fascia, barges
- R1-3 anticondensation insulation blanket
- COLORBOND® ridge, hip, barge, apron flashings or parapet capping
- Proprietary screws, rivets, brackets, endcaps, corners and joiners
- COLORBOND Novaline® 185 x 35mm fascia and clips

INSULATION

- Sisalation (foil wrap) for external walls
- R1.3 Space Blanket anticondensation insulation blanket (roof) including soffits and verandahs
- Thermal break provided between studs and wall cladding
- R2.0 insulation for external walls

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

STEEL FRAME STANDARD INCLUSIONS

EXTERNAL CLADDING

- COLORBOND Custom Orb® or Hardieplank™ weatherboard 230mm

UPGRADE EXTERNAL CLADDING

Available Options (incurs an additional costs)

- CSR weatherboard range
- Scyon Linea™ weatherboards
- DuraTex™ for rendering
- Sandstone blocks
- Ceramic tiles
- Timber cladding – log or weatherboard
- Hebel® PowerPanels
- Scyon Axon™ cladding
- Bricks
- Stacked stone

EAVES/SOFFITS

- Fibro cement sheets 4.5mm and button head screws
- Metal battens
- PVC joining strips 4.5mm between sheets
- FJ DAR pine trim 18x18

WINDOWS

- Powder coated standard colour sliding aluminium windows, sliding doors with key locks, clear glass, pre-primed pine reveals (excludes energy efficiency or BAL requirements)

DOORS

Entrance Doors

- Hume "Newington" range of external doors (paint quality) **available displayed in the colour selection sheet. Clear glass included in price, other finishes may incur additional costs*
- Gainsborough "G2 series" door handle **available range displayed in colour selection sheet*
- Paint grade pine door frame

External Laundry Door

- Hume XF1 clear glass, Solicore construction
- Gainsborough "G2 series" door handle **available range displayed in colour selection sheet with bright chrome hinges*
- Paint grade pine door frame

External Garage Swing Door

- Hume Solicore construction flush panel door
- Gainsborough "G2 series" door handle **available range displayed in colour selection sheet with bright chrome hinges*
- Paint grade pine door frame

Internal Doors

- Hume PCMDF internal flush pre-hung door (honey comb core)
- Hume statesman cavity unit (where drawn)
- Cushion doorstops 75mm (wet area), white long door clip 70mm (hinged doors), bright chrome hinges
- Gainsborough "G4 series" passage door handles and privacy adaptor kit for bathrooms, ensuites and WC **available range displayed in colour selection sheet*

Door Upgrade Options Available (incurs additional costs)

INTERNAL LINING FOR WALLS & CEILINGS Plasterboard and Accessories

- CSR Gyprock 10mm plasterboard for wall
- CSR 6mm CeminSeal® for wet area walls
- CSR 10mm Supaceil™ for ceilings
- Stud adhesive, base coat
- Plasterboard screws and paper tape
- Metal angles
- Gyprock cornice 90mm and cornice cement
- Wet area base coat
- Ultra-Top topping compound
- Back-Blocking cement

STEEL FRAME STANDARD INCLUSIONS

ROBES AND SHELVING

- White single 16mm Melamine shelving for robes
- Pine shelving supports 42 x 18 FJ
- Bright chrome hanging rail 19mm
- Melamine shelves 16mm x 4 for linen and pantry cupboards
- Hume PCMDF internal flush Smartrobe sliding door kit (honeycomb core) with white tracks

SKIRTINGS AND ARCHITRAVES

- Arch 42 x 11mm and skirting 68 x 11mm
- Profiles to select from include colonial, pencil round, single bevel arch, QLD classic or bullnose for architraves and skirtings

NOT SUPPLIED IN KIT

- Additional energy efficiency, BAL or wind classification reports or requirements
- Any trade labour, site cut/fill preparation set out
- Crane hire, concrete pump, scaffolding
- Joinery or design in kitchens, bathrooms, laundry etc.
- Electrical design, labour, materials or fittings
- Plumbing design, drainage labour or material items
- Downpipes, water tanks, HSTP, irrigation or design
- Soil testing, percolation, subsidence, land slip etc
- Footings, slabs, retaining wall design, inspections or certificates
- Site identification survey, contour survey, building certificate or town planning application
- Landscape design or plants
- Internal or external staircases or 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 materials
- Awnings, shade sails, window hoods, colonial ornaments or window bars
- PC items (tiles, shower screens, taps etc.)
- Garage doors
- Additional wall or ceiling insulation
- Floor coverings, window furnishings



TIMBER FRAME STANDARD INCLUSIONS

DESIGN & ENGINEERING

- Architectural drawings, layout plans, frame & truss engineering
- Bushfire Attack Level (BAL) - Low
- Wind loading N2
- Engineered plans ready for council/certifier submission - applicable to structural components of the house with Form 15
- Energy efficiency report

FRAMES

- Wall frames, roof panel frames, beams and rafter posts
- Australian made 90mm pre-fabricated timber frames
- Sheet brace, steel strap bracing
- All tie down materials and fixings
- Timber verandah posts and beams

ELEVATED FLOOR SYSTEM

- 75 x 75mm SHS steel posts (max 1.0m floor height - *additional charges apply for extra height*)
- Timber bearers and joists
- Internal Yellow Tongue general purpose particle board flooring

- All relevant fixings, bolts, screws, bracing and adhesives
- 90mm Merbau hardwood decking
- Stump layout plans

ROOF

- BlueScope Steel COLORBOND Custom Orb® roofing
- BlueScope Steel COLORBOND® 115mm quad slotted front gutter fascia, barge
- R1-3 anticondensation insulation blanket
- COLORBOND® ridge, hip, barge, apron flashings or parapet capping
- Proprietary screws, rivets, brackets, endcaps, corners and joiners
- COLORBOND Novaline® 185 x 35mm fascia and clips

INSULATION

- Sisalation (foil wrap) for external walls
- R1.3 Space Blanket anticondensation insulation blanket (roof) including soffits and verandahs
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UPGRADE EXTERNAL CLADDING

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- Scyon Linea™ weatherboards
- DuraTex™ for rendering
- Sandstone blocks
- Ceramic tiles
- Timber cladding – log or weatherboard
- Hebel® PowerPanels
- Scyon Axon™ cladding
- Bricks
- Stacked stone

EAVES/SOFFITS

- Fibro cement sheets 4.5mm and button head screws
- Timber battens
- PVC joining strips 4.5mm between sheets
- FJ DAR pine trim 18x18

WINDOWS

- Powder coated standard colour sliding aluminium windows, sliding doors with key locks, clear glass, pre-primed pine reveals (excludes energy efficiency or BAL requirements)

DOORS

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- Gainsborough "G2 series" door handle **available range displayed in colour selection sheet*
- Paint grade pine door frame
- Double entry door flush bolt

External Laundry Door

- Hume XF1 clear glass, Solicore construction
- Gainsborough "G2 series" door handle **available range displayed in colour selection sheet with bright chrome hinges*
- Paint grade pine door frame

External Garage Swing Door

- Hume Solicore construction flush panel door
- Gainsborough "G2 series" door handle **available range displayed in colour selection sheet with bright chrome hinges*
- Paint grade pine door frame

Internal Doors

- Hume PCMDF internal flush pre-hung door (honey comb core)
- Hume statesman cavity unit (where drawn)
- Cushion doorstops 75mm (wet area), white long door clip 70mm (hinged doors), bright chrome hinges
- Gainsborough "G4 series" passage door handles and privacy adaptor kit for bathrooms, ensuites and WC **available range displayed in colour selection sheet*

Door Upgrade Options Available (incurs additional costs)

INTERNAL LINING FOR WALLS & CEILINGS Plasterboard and Accessories

- CSR Gyprock 10mm plasterboard for wall
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