STANDARD KIT INCLUSIONS

KIT

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STEEL FRAME
STANDARD INCLUSIONS

DESIGN & ENGINEERING

- Architectural and Detail Drawings, Layout Plans, Frame & Truss Engineering.
- Bushfire Attack Level BAL Low is standard. (others POA)
- Wind loading N3 is standard. (others POA)
- Engineered Plans ready for Council/Certifier Submission – Structural Components of the Steel Frame with Form 15 , & Concrete Footing & Slab Design with form 15
- Energy Efficiency (BASIX) report.
- Wind Classification report.

FRAMES LIGHT GAUGE STEEL (LGS)

- We Fabricate Wall Frames, Ceiling panels, Roof Panels, 90C Trusses, Bearers & Joists in House.
- Australian made Truecore Bluescope steel.
- Steel strap bracing, Integrated K brace, Sheet brace, .
- DPC, Bolts, washers, TEK screws, tensioners, brackets, ties.
- SHS DuraGal® Verandah Posts & Beams.

https://www.australiansteelframes.com.au/

ELEVATED FLOOR SYSTEM

- 89 x 89 SHS Duragal Steel Stumps (max 0.9m floor height – *additional costs apply for extra height & cross braces*)
- Webbed Fabricated Steel Bearers & Joists internally with 4.5mm fibro sheeting to seal off the underside.
- Internal areas Yellow Tongue GP particle board flooring
- Wet areas 19mm Scyon Secura flooring set down 50mm. Bolts, Screws & Adhesives.
- RHS Duragal Bearers and Joists externally
- 90 x 19mm Merbau hardwood external decking.

ROOF

- BlueScope Steel COLORBOND Custom Orb® roofing.
- BlueScope Steel COLORBOND® 150mm quad Hi-front gutter.
- R1-3 CSR Bradford insulation blanket
- COLORBOND® ridge caps, hip caps, apron flashings & gable roll.
- Proprietary screws, rivets, brackets, endcaps, corners, silicone, droppers & joiners.
- COLORBOND Novaline® 185 x 35mm fascia & bargeboards
- . https://lysaght.com/products/roofing-guttering-fascia

INSULATION

- Sisalation (foil wrap) for external walls.
- R1.3 CSR insulation blanket including soffits & verandahs.
- Thermal break on external studs.
- R3.0 insulation in-between webbed floor joists
- R2.0 insulation for external walls
- https://www.csrbradford.com.au/

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

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STEEL FRAME
STANDARD INCLUSIONS

EXTERNAL CLADDING

- COLORBOND Custom Orb® fitted vertically or Weathertex Weatherboard 200mm Primelok Smooth. https://weathertex.com.au/

UPGRADE EXTERNAL CLADDING
Available Options (incurs additional costs)

- CSR weatherboard range
- Scyon Linea™ weatherboards
- DuraTex™ for rendering
- Timber cladding – chamfer or weatherboard
- Scyon Axon™ cladding

EAVES/SOFFITS/UNDERFLOOR

- Fibro cement sheets 4.5mm
- Metal / Timber battens
- PVC joining strips 4.5mm between sheets
- FJ DAR Pine Trim 18x18
- Button head screws / Soft sheet nails

WINDOWS & SLIDING DOORS

- G James, Powder coated Sliding Aluminum Windows & Doors with key locks, Clear glass, Pre-primed pine reveals, Standard colour (Excludes Higher Energy Efficiency or BAL requirements) https://gjames.com/

DOORS (hinged)
Entrance Doors

- Hume "Newington" range of external doors (paint quality) **available range displayed in the colour selection sheet. Clear glass included in price, other finishes available at additional costs.*
- Gainsborough "G2 series" door handle *available range displayed in colour selection sheet.
- Paint grade Pine door frame Aluminum sill.
- Excludes higher BAL requirements.
- https://www.humedoors.com.au/

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.
- Excludes BAL requirements.

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.
- Excludes higher BAL requirements.

Internal Doors

- Hume Primecoat MDF internal flush pre-hung door (honeycomb core).
- Hume Evolution 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 & privacy adaptor kit for bathrooms, ensuites and WC

**Available range displayed in colour selection sheet*

Door Upgrade Options Available

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 & paper tape
- Metal angles
- Gyprock cornice 90mm & cornice cement
- Wet area base coat
- Ultra-Top topping compound
- Back-Blocking cement

https://www.gyprock.com.au/

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ROBES & SHELVING (if applicable)

- Single 16mm White Melamine shelf for robes
- Pine shelf supports 42 x 18 FJ pine
- Bright chrome hanging rail 19mm diameter
- Four 16mm White Melamine shelves for linen & pantry cupboards
- Hume Smartrobe Sliding Door kit, White tracks Primecoat MDF flush doors with finger grips https://www.humedoors.com.au/ranges/systems

SKIRTINGS & ARCHITRAVES

- HUME Architrave 42 x 11mm & Skirting 68 x 11mm
- Profiles to select from include, Pencil round, Queensland colonial #1, Single Bevel or Bullnose for architraves & skirtings.

https://www.humedoors.com.au/ranges/timber/pinetrim-plus-primed

DELIVERY

- South to the Border Ranges
- West to the Great Dividing Range
- North to the Conondale Range
- East to Morton Bay Forshore
- Other Areas POA

NOT SUPPLIED IN KIT

- Delivery outside of SEQ area unless noted as included
- Soil testing, Percolation, Subsidence, / Slip, Mine
- Noise Corridor Report or Compliant Materials
- Site identification survey, contour survey, building certificate or town planning application
- Site cut/fill preparation, House set out.
- Footings, slabs, retaining wall designs, inspection certificates, trade advice.
- Crane hire, concrete pump, scaffolding
- Any trade labour, or coordinating
- Plumbing design, drainage labour or material items
- Electrical design, labour, materials or fittings
- Cladding / Veneer that requires wet trade, Masonry / Sandstone blocks, Ceramic tiles / Stacked stone, Clay bricks, Hebel.
- Additional Energy Efficiency, Bushfire Atack Level reports or requirements.
- Increased Floor, Wall or Added Ceiling Insulation
- Joinery or design in kitchens, bathrooms, laundry etc
- Nails and screw fixings for internal doors and mouldings..
- Downpipes, water tanks, HSTP, irrigation or design
- Internal or external staircases or balustrades
- Finishing nails for internal doors & mouldings.
- Waterproofing wet areas or retaining walls, sealants or silicones
- Ceramic wall or floor tiling, labour or materials
- Painting labour or materials or consumables
- Awnings, shade sails, window hoods, colonial ornaments or window bars
- PC items (tiles, shower screens, taps etc.)
- Garage doors
- Floor coverings, window furnishings.
- Landscape design or plants

2026/2027

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