

STANDARD INCLUSIONS LIST

KIT INCLUSIONS

PLANS & PAPERWORK

CONSTRUCTION PLANS

- Set of construction layout plans and specifications. Including a site plan to show the dwelling location, boundaries and land contours, a floor plan, home elevations, a sectional and an electrical layout. Some councils may require more details and documents which can easily be arranged and are costed accordingly if applicable.

LAYOUT PLANS AND INVENTORY

- Including a laminated instruction sheet for onsite installation, an interactive 3D model and a detailed electronic copy, plus a full inventory list including installation guides for each component.

FOOTING DESIGN AND CERTIFICATE

- A footing design is completed to show either the concrete slab design or the post layout and design. This is certified by an engineer and a Form 15 certificate is issued with the design and layout.

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FRAMING

- Where applicable, Pre-fabricated steel wall framing
- Where applicable, Pre-fabricated steel roof trusses
- Where applicable, Steel beams to support roof trusses
- Roof battens
- Ceiling battens
- Pre-fabricated steel sub-floor system including steel posts, if applicable.
- Screws, fixings, tie downs and bracing to erect steel frame where applicable.
- Timber decking or cement sheeting to external deck areas, if applicable.
- Associated screws or fixings for timber or sheet decking, if applicable.

WALLS

- Walls - Blueboard or Hardie plank cladding as per owner's specifications
- Eaves and soffits -HardiFlex sheeting
- Associated screws and sealants
- Thermal break 3 in 1 foil backed wall insulation blanket to all exterior walls unless otherwise specified.

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ROOF

- Sheet and roof covering – Uni-Coat steel sheeting, hot dipped in aluminium and zinc alloy
- Fascia – Uni-Coat
- Ridge capping – Uni-Coat
- Barge Capping - Uni-Coat
- Gutters - Uni-Coat
- Associated fixings and screws
- Ceiling – Thermal break 3 in 1 foil backed insulation blanket to main internal living roof area unless otherwise specified.

INTERNAL CONSTRUCTION

- Internal Linings – 10mm plasterboard lining to walls and ceilings
- All plasterboard fixings, including screws, paper joining tape, setting compounds and corners.
- Villaboard to wet area walls.
- Cornices – 90mm plaster cornice and fixing adhesive.
- Architraves/Skirting – Finger jointed pine as per selection.
- Structaflor internal floor sheeting to main living areas if applicable.
- Water resistant floor sheeting to wet area floors if applicable
- Screws, glues and sealants for floor sheeting if applicable.
- Wardrobe shelving and hanging rail – Melamine shelving and chrome hanging rail for robes where applicable.

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DOORS & WINDOW SCHEDULE

DOORS

- Front door-Humes high density honeycomb core construction with a hardwood skin in pre-hung timber frame as per selection.
- Door furniture-Combination set as per selection.
- Aluminium sliding, stacker or swing doors -as per plan.
- Fibre mesh insect screens to all operating aluminium doors.
- Laundry door-Humes duracoat with glass panel and pre-hung timber frame, if applicable.
- Garage door-Panel lift with remote control if applicable.
- Internal doors-As per selection with pre-hung jambs.
- Door furniture-Combination set as per selections.
- Wardrobe/s-Flush finish paint grade timber sliding doors with moulded finger grips and tracking system.
- Linen door/s-Flush finish paint grade door/s.

WINDOWS

- Aluminium sliding windows as per plan with key locks on all windows.
- Glazing-Clear glass unless otherwise specified.
- Fibre mesh insect screens to all operating windows.
- Galvanised window and door head flashing.

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INSULATION

- Ceiling –Thermal break 3 in 1 foil backed insulation blanket to main internal living roof area unless otherwise specified.
- Walls - Thermal break 3 in 1 foil backed wall insulation blanket to all exterior walls unless otherwise specified.

ITEMS NOT INCLUDED

- Transport and delivery fees
- All site works
- Any council related and lodgement fees of plans
- Fit out items such as kitchen, bathroom and laundry unless otherwise specified.
- External and internal stairs and balustrade.
- Electrical and plumbing, drainage, tiling, tiles and all painting plus any items not specified in the inclusions list.
- All on site labour and construction.

NOTE: *All standard inclusions can be changed and substituted upon request where other options are preferred.*