

# SPECIFICATIONS | FULLY BUILT

## GENERAL:

- Six (6) months maintenance period.
- Six (6) year structural guarantee.
- Housing indemnity insurance.
- Underslab and perimeter termite treatment

## ENERGY EFFICIENCY:

- 6 star energy rating, or exceeds Building Code requirements in Climate Zone 5.
- 50mm glasswool building blanket to lined main roof areas.
- R3.5 insulation batts to house ceilings (excluding carports, garages, verandahs and eaves).
- R2.5 insulation batts to external walls (excluding garages).
- 5 Star gas continuous flow hot water unit with tempering valve.
- Reflective foil building paper to external walls.
- Thermal breaks to steel wall frames (if applicable).

## STRUCTURAL:

- Engineer designed concrete house slab for Class A site.
- Prefabricated treated (minimum H2) pine external and internal wall frames. (Steel frames available).
- Treated pine roof trusses and ancillary roof timber.

## EXTERNAL:

- ZINCALUME® steel roof sheeting, flashings, colonial style slotted gutters.
- Hardieplank™ Woodgrain 230mm external cladding.
- Steel verandah posts and beam.
- Aluminium windows and sliding doors with flyscreens and keylocks.
- Two hose taps with backflow prevention.

## INTERNAL:

- Plasterboard ceiling and wall linings with 75mm plasterboard cornice.
- Metal internal door frames and Redicote flush panel doors.
- Satin chrome lever internal door furniture.
- Privacy latch to ensuite, bathroom and toilet.
- White melamine shelving to robes and built-in-pantry where shown on plans.
- Metal corner protection beads to internal walls.

## KITCHEN:

- Laminated kitchen cabinets in a huge range of colours with tight formed benchtops and brushed stainless steel door handles. Soft closers to all doors and drawers.
- 1¾ bowl stainless steel sink.
- Chrome flickmixer.
- Westinghouse stainless steel electric under-bench oven and 4 burner gas cook top.
- Splashback tiles from Builders standard range.

## BATHROOMS AND ENSUITES:

- Laminated vanity cabinets in a huge range of colours with tight formed benchtops. Soft closers to all cupboard

doors.

- Vitreous China inset basin.
- Chrome tapware to basin, showers and bath.
- Two panel and rod shower screens with clear glass to bathrooms and Ensuite.
- Framed mirror to above all vanities
- Acrylic bath.
- Vitreous China close coupled toilet suite with VC cistern.
- Floor and wall tiles from Builders standard range.
- Toilet roll holders and double towel rails.
- Hobless showers. (Additional cost for sewer sites)
- Recessed tiled kickboards to vanities.
- 1.8m high tiling to shower recess in ensuite and bathroom.

## LAUNDRY:

- 45 litre stainless steel laundry trough and white cabinet.
- Chrome flickmixer.
- Floor and wall tiles from Builders standard range.

## ELECTRICAL:

- Generous allowance of light and double power points.
- Internal wiring for phone point and two TV points.
- Electrical wired to meter box.
- Ceiling exhaust fan to kitchen, bathroom, ensuite and WC, flumed to outside.
- RCDs.
- Hardwired smoke alarm(s) as required.

## OTHER:

- Standard Shire Building Permit application fees.
- Builders site inspection and contour survey.
- Engineer's soil analysis and classification.
- Water connection up to 7.5m from house.
- Sewer to 10m past last point.

## ITEMS NOT INCLUDED IN HOMES BUILT BY AFFORDABLE COUNTRY HOMES

Site costs. Sewer connection or septic tank system. Seismic zones requirements. Painting. External concrete or brick paving.

Engineer's base inspection (if applicable). Licenced Surveying fees (if applicable). Bushfire zone requirements. Planning fees. Floor coverings. Curtains. Light fittings. Fencing. Landscaping. Pergolas. Tile labour for border tiles. Tiling in diamond or brickbond patterns. Tile sizes other than 400mm x 200mm wall tiles and 300mm x 300mm floor tiles. Rectified edge tiles.

Prices and specifications subject to change without notice. Kitchen, bathroom and ensuite layouts are nominal only and will be altered to suit position of wall ovens, under-bench ovens and vanity cupboards. Steel wall frames available at additional cost.

Please ask your Consultant for any variations you require to either the home design or specification.

\* PC Items shown above include GST.

Date of issue 01/12/2018



# SPECIFICATIONS | BUILT TO LOCK-UP

## GENERAL:

- Six (6) months maintenance period.
- Six (6) year structural guarantee.
- Housing indemnity insurance.
- Underslab termite treatment.

## ENERGY EFFICIENCY:

- Plans comply with 6 star energy rating or exceeds Building Code requirements in Climate Zone 5.
- 50mm glasswool building blanket to lined main roof areas.
- Reflective foil building paper to external walls.
- Thermal breaks to steel wall frames (if applicable).

## STRUCTURAL:

- Engineer designed concrete house slab for Class A site.
- Prefabricated treated (minimum H2) pine external and internal wall frames. (Steel frames available).
- Treated pine roof trusses and ancillary roof timber.

## EXTERNAL:

- ZINCALUME® steel roof sheeting, flashings, colonial style slotted gutters.
- Hardieplank™ Woodgrain 230mm external cladding.
- Steel verandah posts and beam.
- Pre-glazed aluminium windows and sliding doors in a choice of colours, all with flyscreens and keyed locks.

## OTHER:

- Standard Shire Building Permit application fees.
- Builders site inspection and contour survey.
- Engineer's soil analysis and classification.

## ITEMS NOT INCLUDED IN HOMES BUILT BY AFFORDABLE COUNTRY HOMES

Site costs. Sewer connection or septic tank system. Seismic zones requirements. Painting. External concrete or brick paving. Engineer's base inspection (if applicable). Licenced Surveying fees (if applicable). Bushfire zone requirements. Planning fees. Part B termite treatment to Built to Lock-up homes. Steel frames available at additional cost. Prices and specifications subject to change without notice. Please ask your Consultant for any variations you require to either the home design or specification.

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# SPECIFICATIONS | KIT HOMES

## LOCK-UP KIT HOME

1. Free delivery within 200kms of Perth GPO.
2. Free technical/construction advice.
3. Simple and easy to follow Instruction Manual, including detailed layouts and component lists.
4. Plans, specifications, and energy provisions information ready for Shire Building Permit application, including Engineer Certification of Structural Sufficiency, Slab/ footing detail and soil classification.
5. Site sign.
6. Prefabricated treated (minimum H2) pine external and internal wall frames. (Steel frames available).
7. Prefabricated structural treated (minimum H2) pine roof trusses and ancillary roof timber, steel ceiling and roof battens. Treated pine roof battens to verandahs, carports and eaves.
8. ZINCALUME® steel roof sheeting, flashings, colonial style slotted gutters.
9. 50mm glasswool building blanket to lined main roof areas.
10. 90mm x 90mm galvanised steel verandah posts with galvanised post stirrups.
11. Steel verandah beams.
12. Pre-glazed aluminium windows and sliding doors in a choice of colours, all with flyscreens and keyed locks.
13. Reflective foil building paper to external walls.
14. Hardieplank™ Woodgrain 230mm external cladding.
15. All nails, bolts, tek screws, roof bracing, dynabolts, adhesives and fixing clips required for lock-up stage.

## FINISHING PACKAGE

16. Plasterboard ceiling and wall linings with 75mm plasterboard cornice, all jointing cements, adhesive tape, sandpaper, metal accessories and other fixing materials. Wet area sheeting to bathroom and ensuite walls.
17. Metal internal door frames and Redicote flush panel doors.
18. Gainsborough Carla satin chrome lever internal door furniture.
19. Fixing hardware required for Finishing Package.
20. White melamine shelving to robes and built-in pantry where shown on plans.
21. Laminated kitchen cabinets in a huge range of colours with 33mm tight formed benchtops, brushed stainless steel door handles. Soft closers to all doors and drawers.
22. Laminated vanity cabinets in a huge range of colours with 33mm tight formed benchtops, Vitreous China inset basin as per plan and soft closers to doors.
23. Plumbing fittings including 1¼ bowl stainless steel sink, 45 litre stainless steel laundry trough and white cabinet, washing machine taps, acrylic bath, white close coupled Vitreous China toilet suite. Chrome tapware with flickmixers to Kitchen and Laundry.
24. Toilet roll holders and double towel rails.
25. Tiles from Builders standard range. 200mm high skirting tiles to bathroom, ensuite, laundry and WC. 1800mm high to showers. One row of 200mm high skirting tiles over kitchen cupboards. Four rows over hot plate. Includes glues and grout.
26. Westinghouse stainless steel electric under-bench oven and 4 burner gas cook top
27. 5 star gas continuous flow hot water unit.
28. R3.5 insulation batts to house ceilings (excluding carports, garages, verandahs and eaves).
29. R2.5 insulation batts to external walls (excluding cyclonic kits and garages).

### ITEMS NOT INCLUDED IN AFFORDABLE COUNTRY HOMES KIT HOMES

Concrete floors and footings. Sand. Cement and mortar additives.

Labour to erect home. Paint. Floor coverings. Shower screens. Curtain rods. Robe doors. Mirrors. Electrical labour. Electrical fittings. All plumbing labour. Glazing to timber doors (if applicable). Building authority and certification fees. Bushfire zone requirements. Delivery over 200kms from GPO Perth. Steel frames available at additional cost.

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