

CKH INCLUSIONS

Compare apples with apples, nuts with nuts...

| STAGE 1 | CLASSIC KIT HOMES | ALTERNATIVE SUPPLIERS |
|---|-------------------|-----------------------|
| 1) HOUSE DESIGN | Included? | Included? |
| Custom designed and modified to your requirements | ✓ | |
| 2) DRAFTING & ENGINEERING | | |
| Full working drawings, elevations, sections and details to satisfy local authority requirements – <i>based on your contour plan</i> | ✓ | |
| Engineer design for foundations – <i>based on your soil report</i> | ✓ | |
| Engineer design for structural tie down and bracing N2- C4 | ✓ | |
| Energy efficiency report BASIX/Deemed to satisfy/BERS | ✓ | |
| Bushfire Attack Level report | ✓ | |
| Any other reports required by your local authorities | ✓ | |
| Colour coded and laminated construction details for use by your Builder on site | ✓ | |
| 3) DELIVERY | | |
| Delivery of all components as required – <i>dependant on site access and storage facilities</i> | ✓ | |
| 4) STRUCTURAL STEEL | | |
| 75 x 75mm Duragal RHS Posts to support living area floor system with adjustable tops by Levelmaster | ✓ | |
| Patented Bracing system as per engineering drawings | ✓ | |
| 5) EXTERNAL STAIRS | | |
| 240 x 45mm CCA Treated PINE for external stairs to be constructed on site for the external steps (Stringers & Treads) | ✓ | |
| 6) VERANDAH POSTS | | |
| 90 x 90mm Laminated Kwila/Merbau | ✓ | |
| 7) CCA PINE, STRUCTURAL TIMBER/CEILING BATTENS | | |
| CCA Structural rougher headed Pine for verandah bearers, joists & rafters | ✓ | |
| Additional treated 90 x 35mm and 70 x 35mm for blocking, infills etc. | ✓ | |
| 25mm metal ceiling battens to trusses | ✓ | |
| Scantling materials for soffit framing & bracing etc. | ✓ | |
| Extra framing & hardware for skirting – <i>if shown on plans</i> | ✓ | |

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CLASSIC KIT HOMES
Beautiful homes made *easy*

| STAGE 1 ... <i>continued</i> | | CLASSIC KIT HOMES | ALTERNATIVE SUPPLIERS |
|---|---|-------------------|-----------------------|
| 8) FLOOR & VERANDAH SYSTEM | | Included? | Included? |
| | Treated Wesbeam™ engineered flooring system for living areas | ✓ | |
| 9) FLOORING | | | |
| | 3600 x 900 x 18mm Termifloor™ particle board floor to all living areas | ✓ | |
| | 1800 x 900 x 18mm Scyon™ interior wet area flooring to ensuites, bath & laundry | ✓ | |
| | 88 x 18mm Hardwood (Merbau) Decking | ✓ | |
| 10) FRAME HARDWARE | | | |
| | Nuts, bolts and screws | ✓ | |
| | Nails and glue | ✓ | |
| | Tie down rods | ✓ | |
| | Breather paper | ✓ | |
| | Polycourse flashings | ✓ | |
| | Any additional hardware required for your design | ✓ | |
| 11) WALL FRAMES & TRUSSES | | | |
| | T2 treated as per plans and engineering (<i>LOSP if north of Tropic of Capricorn</i>) | ✓ | |
| | Hardwood bracing ply as required by engineer | ✓ | |
| | Prefabricated T2 Trusses treated with hold down as per manufacturers requirements | ✓ | |
| 12) FIBRE CEMENT PRODUCTS | | | |
| | 4.5mm Fibre Cement sheets for Portico gable & soffits – <i>if shown on plans</i> | ✓ | |
| 13) ENTRANCE & LAUNDRY DOOR, LOCKUP HARDWARE & TIMBER | | | |
| | Hume Half Glass laundry door pre hung in jamb with seals | ✓ | |
| | Hume XS2™ Front door and sidelights with clear glass hung in jamb with seals – <i>if shown on plans</i> | ✓ | |
| | 31 x 11mm Primed H3 pine moulding for where verandah ceilings meet cladding & beams | ✓ | |
| 14) CLADDING | | | |
| | A range of cladding to be selected by you | ✓ | |
| | Fixings as required by the manufacturer | ✓ | |
| | H3 treated primed 41 x 31 DAR for external cladding stop around windows and doors if required | ✓ | |
| | Treated pine stops for obtuse corners | ✓ | |

| STAGE 2 | | CLASSIC KIT HOMES | ALTERNATIVE SUPPLIERS |
|---|--|-------------------|-----------------------|
| 15) WINDOWS & FLYSCREENS | | Included? | Included? |
| Aluminium windows & sliding or French doors as per plan, standard colour with keyed locks | | ✓ | |
| Smart glass to windows that require it to meet energy efficiency | | ✓ | |
| Fly wire screens to all windows and sliding doors | | ✓ | |
| 16) ROOFING | | | |
| Colorbond® Custom Orb Roofing – 0.42mm (Colours to be selected) | | ✓ | |
| Metal roof battens and roof screws | | ✓ | |
| Safety battens | | ✓ | |
| Colorbond® Flashing/Cappings as required | | ✓ | |
| Colorbond® Fascia & Gutter (quad) | | ✓ | |
| Foil Faced Insulation (Anticon) | | ✓ | |
| 17) HANDRAILS & QUEENSLANDER FEATURES | | | |
| Handrails pre-assembled – selected from Woodworker's range | | ✓ | |
| Fretwork panel to Portico – selected from Woodworker's range | | ✓ | |
| Verandah Brackets, VB3 | | ✓ | |
| Finials to Gables | | ✓ | |
| STAGE 3 | | CLASSIC KIT HOMES | ALTERNATIVE SUPPLIERS |
| 18) WALL AND CEILING LINING & INSULATION | | | |
| 10mm Plasterboard 'KNAUF' to walls and ceilings | | ✓ | |
| 90mm Cove cornice | | ✓ | |
| 6mm Villaboard® to bathroom walls | | ✓ | |
| All glues and fixings required | | ✓ | |
| R2.5 Batts for ceilings | | ✓ | |
| R1.5 Batts for external walls | | ✓ | |
| 19) FINISHING HARDWARE & TIMBER FLOORING | | | |
| 80 x 19mm T&G "Mixed Hardwood" Kiln dried flooring with Bostitch Ultraset™ glue | | ✓ | |
| 68 x 11mm finger joint pine Architraves Colonial | | ✓ | |
| 68 x 11mm finger joint pine Skirtings Colonial | | ✓ | |

| STAGE 3 ... <i>continued</i> | CLASSIC KIT HOMES | ALTERNATIVE SUPPLIERS |
|--|-------------------|-----------------------|
| 19) FINISHING HARDWARE & TIMBER FLOORING | Included? | Included? |
| Any beadings/moulds required | ✓ | |
| Passage sets & privacy locks to be selected from Gainsborough Metal Line™ range | ✓ | |
| 20) INTERNAL DOORS, ROBE DOORS & SHELVING | | |
| Oakfield™ 4-panel woodgrain texture pre-hinged doors with jambs and stops (or similar) in Pine – jambs 2040mm high | ✓ | |
| Redicote™ robe doors Prehung – jambs 2340mm high | ✓ | |
| 16mm White Melamine shelving to all robes and linens (see proposed layouts) | ✓ | |
| 18mm chrome plated hanging rails | ✓ | |
| 21) FLOORING | | |
| 80 x 18 T & G mixed hardwood standard & better to all floors except wet areas | ✓ | |
| Bostik Ultraset™ flooring glue | ✓ | |

“

To be yourself in a world that is constantly trying to make you something else is the greatest accomplishment!

Ralph Waldo Emerson

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WOULD YOU LIKE TO PERSONALISE YOUR NEW HOME AND MAKE IT **UNIQUELY YOURS?**

View our Options Showcase to see an extensive list of aesthetic decorative options we can include in your kit.

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