

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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STAGE 1 ... <i>continued</i>		CLASSIC KIT HOMES	ALTERNATIVE SUPPLIERS
		Included?	Included?
8) FLOOR & VERANDAH SYSTEM			
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	✓	

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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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OPTIONS SHOWCASE

The inclusions in your Classic Kit Home are only limited by your imagination!

OPTIONS			
WE'LL SHOW YOU A RANGE OF CHOICES FOR EACH:	YES	NO	MAYBE
Crown Mould Kits for verandah posts			
Centre Motif to handrails			
Post Balls to handrail posts			
Treated Pine Valance to rotunda verandah beams			
Internal Cottage Hallway arches			
Window Hoods			
Frieze panels above internal doors			
Valance to verandah perimeter			
Timber windows & French doors			
Hardwood for external stairs			
Hardwood for verandah structural timber			
Underfloor insulation			
Double glazing for windows			
Colonial Roof vent			
V J internal wall linings			
Chair/ Dado Rails			
Picture Rails			
Steel Frame (Floors/ Walls/ Trusses)			
Full high setting			
Butterfly stairs			
Internal stairs for 2 storey homes			
Solid timber internal doors			
Glass handrails			
Stainless Steel Wire or Solid Handrails			
Powder coated Aluminium handrails			
130mm or wider floorboards			
Specific species of flooring if available			
Pre-finished flooring			
Kit Kitchens			
Bathroom fittings			
Light fittings			
White/Stainless goods			
IS THERE ANYTHING YOU'D LIKE THAT ISN'T LISTED? PLEASE LET US KNOW			



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