

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		



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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			



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