



ABN 72 946 885 898

LOCK UP PRICE

Inclusions and Exclusions

This is the base for our kit homes

LOCK UP STAGE

- ✓ 4 Sets of construction plans ready for Council submission
- ✓ Fully delivered to site within the local Agnes Water area, please enquire if delivery outside of this area
- ✓ Designed for C2 (W63) wind rating for cyclonic areas, please enquire further for other wind zones
- ✓ 1300mm 75 x 75 x 4mm All Gal Steel Stumps for a level site.
- ✓ Fully engineered LVL H2 treated subfloor to house for termite protection
- ✓ Fully engineered LVL H3 treated subfloor to verandahs for termite and weather protection
- ✓ Wall frames and roof trusses designed and engineered with Pryda Australia Fabrication software with all design and engineering certificates and layouts provided
- ✓ H2 treated prefabricated 2.4m pine wall frames
- ✓ H2 treated prefabricated pine roof trusses
- ✓ 15mm Ply Flooring through-out and tile underlay to the wet areas
- ✓ Home external clad with 200mm Smooth Weathertex Cladding
- ✓ Eave Overhangs (size varies each home)- All eave overhangs are fully lined with 4.5 hardiflex eave sheeting
- ✓ Verandah ceilings lined with 4.5 hardiflex sheeting and all joiners and nails to suit (unless otherwise stated)
- ✓ Metal roof battens and treated pine ceiling batten to verandah and soffit areas
- ✓ All nails, bracing ply, cyclone rods, nuts and bolts, washers and straps required for construction
- ✓ 90x19 Yellow Balau hardwood decking and 90x90 Merbau Pencil Round DAR hardwood posts to verandah
- ✓ Fully engineered designed LVL or Hardwood beams to verandahs
- ✓ Zinc corrugated roofing Iron with 125 quad multicote gutters and 180 pre-primed timber fascia
- ✓ Entrance doors, jambs, sills door furniture (satin stainless steel), hinges, screws and door catches





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- ✓ Wall and roof isolation to all roof and wall areas
- ✓ G James aluminium 3mm clear glass sliding windows to house and 3mm obscure glass to bathroom and ensuite with flyscreens
- ✓ G James aluminium 3mm clear glass sliding doors with security screens, to suit (sizes vary each house)

EXCLUSIONS

Linings and Fixout inclusions as well as the following;

- **Electrical**
- **Plumbing**
- **Kitchen**
- **PC Items (bath, shower, vanity, laundry & kitchen sinks etc)**
- **Paint**
- **Floor Coverings (tile, carpet)**
- **Soil Percolation test, slab or pier and subfloor bracing engineering**
- **Site Survey; clearing, cutting or disposal of rubbish**
- **Labour of Any Kind (advise offered if required)**

