



INCLUSIONS & SPECIFICATIONS

Plans:	Plans & Specifications for Council DA & BA with sufficient copies for trades.
Walls:	Steel or Timber frame (your choice) External & Internal House Frames in high tech pre-assembled riveted panels. (For ease of quick and simple erection). Required bracing. Dynabolts and brackets.
Roof Trusses:	Roof Trusses at 900 centres RF700-90 SCS Steel 90x37x0.75 pre-assembled includes plates, rivets and screws. Timber Trusses are supplied if you are choosing Timber frames. Ceiling and roof battens included. Eaves are 450mm or 600mm (your choice).
Roofing:	Colorbond Custom-orb with rolltop ridge and matching fascia and quad guttering. Foil roof sisalation suit length and width of house. Type 456.
Windows:	Double Glazed awning type IGU 4mm clear (frosted where required) . Key alike locks and screens included. Primed reveals to suit brick or hardiplank. Poly flashing. Note: Arch Bars are not supplied.
Sliding Doors:	Double Glazed (where shown on individual house plan) 4mm with keyed latch and screens. Reveals RW rating-30. Colour match to windows
Doors (External):	Powdercoat Aluminium Frosted Glass Main Door with Sidelite (where shown on plan) 1150mm wide (820 door + 230 sidelite) satin external hardware. Reveals for your exterior security screen door Others: Hume XV14 Vaucluse Duracote 820mm
Cladding:	Bricks, Hardiplank, Weatherboard of your profile choice (Brick allowance is \$1,200 from any brickyard delivered). Appropriate fixings and joiners are included. Eaves linings are Fibrous with joiners, quad, silverwrap outside insulation
Roller Doors:	B&D Remote controlled auto colorbond. .

Internal Linings (when purchased)

Plasterboard:	CSR Gyprock wall and ceiling Internal Plasterboard 10mm. Appropriate linings where required for wet areas. Glue, tape, filler, bugle head screws etc included. Cornice 70mm with cornice cement.
Insulation:	Bradford Gold External wall (R2.5) Ceiling batts (R5.0).
Doors (Internal):	Hume Oakfield 4 panel 820mm with jambs. Lockwood Satin Symetry SS Privacy knobs throughout with hinges. Robes Sliding 820 Oakfield doors with Cowdroy tracks and latches.
Architraves:	Hume MDF 67x18mm Bevelled and pre-primed throughout. Screws supplied.

Construction & Assembly information and instructions are supplied from each of our Individual suppliers.