

## BUILD TO LOCK-UP | SPECIFICATIONS

### GENERAL

- HIA building contract and home indemnity insurance
- 6-month maintenance period
- 6-year structural guarantee
- Working architectural drawings and design service
- Building application works and associated fees
- Building prices within 100km from our Office in Neerabup, beyond 100km is priced accordingly

### OWNERS OBLIGATIONS

- Ensure power & water services are available on site for trade use during construction
  - POWER (Mains) – Green dome required, new applications through <https://selfserve.synergy.net.au/new-connection.html##step1>
  - WATER (Mains) - Water meter required, new application through <https://www.watercorporation.com.au/Developing-and-building/Building/New-water-services/Water-supply-services>
    - Kitco can assist with these
- For rural builds, it is possible to run off a tanked water supply (with sufficient water pressure) and a generator
- **FOR BUILDS TO LOCKUP – IT IS THE OWNERS RESPONSIBILITY TO TAKE ON THE COMPLETE INTERNAL FITOUT**
- This includes but is not limited to;
  - Wall & Ceiling insulation supply and install (density dictated by energy efficiency report)
  - Plasterboard supply and install
  - All waterproofing and tiling works
  - All cabinetry and benchtops
  - Flooring & Painting
  - Second Fix
  - Mirrors, robes, and shower screens

---

### STRUCTURAL

- Engineered steel reinforced concrete slab construction, typically 100mm thick
- Termite treatment to meet construction codes
- Treated pine stumped sub-floor system
  - 240mm total structure thickness, insulated & lined beneath with fibre cement
  - 1m post allowance for base pricing
  - 20mm chipboard floor coverings
  - 50mm set downs & 19mm compressed cement sheeting to wet areas
    - *Stumped builds only*
- 90mm Prefabricated treated pine wall frames, minimum H2 treatment throughout with H3 bottom plates (screwed steel option available)
- Treated pine roof truss construction and ancillary roof materials – H2 only
  - 25 degree pitch as standard (other options available)
  - 2700mm flat ceiling height
- H3 Treated pine external members (Rafters, Beams, Birdboard, Exposed Battens) if verandahs applicable

### EXTERNAL

- Jason Windows residential sliding doors and windows with flyscreens
  - Double and Low-E glazing options available, as well as security screen upgrades
- Hardwood door frames and select Corinthian URBAN range solid core doors
- Gainsbrough Trilock door furniture and draft weather seals to all external doors
- Standard range Colorbond roof sheeting, guttering, downpipes and ancillary roof cover materials
- Fibre cement smooth profile weatherboard cladding and accessories
  - Additional charge for coastal allowances
- 90mm Treated pine decking where applicable – Hardwood & Composite options available
- 230mm wide Fibre cement smooth profile weatherboard cladding and accessories
  - Variety of James Hardie & BGC Fibre Cement cladding options available, Colorbond options available in various profiles also
- Custom profile Colorbond corner stops, head flashings and toe mould

#### ENERGY EFFICIENCY

- Vapour Permeable wall wrap to external walls
- R1.3 anticon reflective roof insulation
- R2.5 sub-floor insulation - *stumped sub-floor option only*
- Thermal breaks to all steel framed homes

#### OTHER

- Contour and feature survey
- Geotechnical site inspection and classification
- Obligation free builders site visit (enquire within)
- Liaise with owners select plumber and electrician for pre-lay works where applicable
- Comprehensive addenda / specifications – including any variations to contract that may arise

#### TWO STOREY DESIGNS

- Prefabricated treated pine flooring system with structural floor sheeting
- Pine timber decking to balconies where applicable
- Treated pine balustrading and handrail to balconies

---

#### **\*PLEASE NOTE\***

*There are numerous alternate selections available to customise your new home, Kitco pride ourselves on being flexible in that regard\**