

FULL BUILD SPECIFICATIONS

GENERAL

- HIA building contract and home indemnity insurance
- 6-month maintenance period
- 10-year structural guarantee
- Delivery of all materials to site within 200km from Perth CBD
- Working architectural drawings and design service
- Building application works and associated fees
- Building prices within 100km from Perth CBD, beyond 100km is priced accordingly

STRUCTURAL

- Engineered steel reinforced concrete slab construction
- Termite treatment to meet construction codes
- Treated pine stumped sub-floor system, building prices include stumps 1m in height
- Prefabricated treated pine wall frames (steel option available)
- Treated pine roof truss construction and ancillary roof materials

EXTERNAL

- Jason Windows residential sliding doors and windows with flyscreens
- Hardwood door frames and select Corinthian range solid core doors
- Gainsborough door furniture and draft weather seals to all external doors
- Colorbond roof sheeting, guttering, downpipes and ancillary roof cover materials
- James Hardies Hardieplank smooth profile weatherboard cladding and accessories
- Two garden hose taps at select locations

ENERGY EFFICIENCY

- Weather barrier wall wrap to external walls
- R1.3 anticon reflective roof insulation
- R2.5 sub-floor insulation
- R4.1 ceiling batt insulation
- R2.5 external wall batt insulation
- R2.5 internal wall sound acoustic batt insulation
- Thermal breaks to all steel framed homes

INTERNAL

- 10mm plasterboard to all walls and ceilings, including 75mm cove cornice
- Metal door frames and flush panel readicote doors
- Gainsborough designer leverset door handles
- Privacy latches to ensuite, bathroom and powder
- White melamine shelving to bedroom robes, pantry and store
- Slimline mirrored sliding robe doors

KITCHEN

- Westinghouse stainless steel gas hotplate, under bench oven and canopy rangehood
- 20mm stone benchtops
- Stainless steel 1 ¾ bowl sink and drainer
- Chrome square gooseneck flick mixer tapware
- Soft closing cupboard and drawer systems with choice of stylish handles
- Dishwasher recess with cold water and power connection
- PC* allowance of \$44/m² for supply of tiles

LAUNDRY

- Stainless steel 45L inset trough and laminate cupboard or 45L trough and cabinet
- combination
- Polytech laminate tight form benchtops (stone option available)
- Washing machine recess and chrome tap set
- 4 shelves to linen cupboard where applicable
- PC* allowance of \$44/m2 for supply of tiles

ENSUITE/ BATHROOM/ POWDER ROOM

- Thermann 6 star rated gas continuous flow hot water system
- Water efficient close coupled toilet suites with soft closing lids
- Vanity cupboards with semi-inset vitreous china basins and chrome plug
- Polytech laminate tight form benchtops (stone option available)
- Slimline frameless mirrors at width of vanity
- Chrome flick mixer tapware to basins, showers and baths
- Acrylic bath where applicable
- Hobless showers
- 2.1m high tiling to shower recess in ensuite and bathrooms
- Chrome shower heads and shower rails
- Double towel rails with matching toilet roll holders
- Soap holders in showers
- Mitred tiling
- PC* allowance of \$44/m2 for supply of tiles

ELECTRICAL

- Hardwired smoke detectors and RDC safety switches
- Generous LED lighting allowance
- Double power points throughout
- Ceiling exhaust fans flumed to outside
- External light points

TWO STOREY DESIGNS

- Prefabricated treated pine flooring system with structural floor sheeting
- Enclosed MDF tread and pine staircase with half height pine balustrading and capping
- Timber decking to balconies where applicable
- Treated pine balustrading and handrail to balconies

OTHER

- Contour and feature survey
- Geotechnical site inspection and classification
- Water and sewer connection up to 10m from house or past last point
- Obligation free builders site inspection (enquire within)
- Independent building inspection post practical completion

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

****A comprehensive addenda will be provided, incorporating a complete list of all items including any variations to contract****

****PC items shown above exclude GST****