

LOCK-UP KIT | SPECIFICATIONS

GENERAL

- Delivery of all materials to site within 200km from our Office in Neerabup
 - We can delivery statewide, delivery is quoted accordingly.
- Free construction/technical advice
- We work with you to generate and provide;
 - Working architectural drawings – for council approval
 - Structural Engineered drawings inc. slab and footing details – for council approval
 - Energy Efficiency Report – for council approval
 - Moulding and Flashing layout
 - Roof cover and gutter layout
 - Wall and Roof structure layouts
 - Itemized delivery dockets and components list
 - Construction details
 - Ongoing technical support

OWNERS OBLIGATIONS

- Owner builder application & approval
 - <https://www.commerce.wa.gov.au/building-and-energy/owner-builder-application>
- Submit building and/or development application
- Supervise and/or undertake all labour requirements associated with the build, or engage a builder with the relevant insurances to manage the project on your behalf
- Comply with Australian building & safety standards throughout the build
 - <https://ncc.abcb.gov.au/>

STRUCTURAL

- Treated pine suspended 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 heights
- H3 Treated pine external members (Rafters, Beams, Birdboard, Exposed Battens) if verandahs applicable
- All relevant fixings, adhesives and bracing materials required to complete structure

EXTERNAL

- Jason Windows residential sliding doors and windows with flyscreens – various frame colours available
 - Double glazing & Low E glazing options available
- Hardwood door frames and select Corinthian URBAN range solid core doors
- Gainsborough Trilock door furniture and draft weather seals to all external doors
- Standard Range Colorbond roof sheeting, guttering, downpipes and ancillary roof cover materials
 - 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 Hardies & BGC Fibre Cement claddings 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
- R1.5 anticon reflective roof insulation
- R2.5 sub-floor insulation - *stumped sub-floor option only*
- Thermal breaks to all steel framed homes

TWO STOREY DESIGNS

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

EXCLUSIONS

- Earthworks, Concrete slabs and footings, Labour requirements, Paint, Floor coverings, any internal fit out materials beyond timber frame structure, Plumbing and Electrical labour and fittings and fixtures, upgrades due to elevated bushfire attack level, delivery over 200kms of Perth CBD

PLEASE NOTE

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

****The lock up kit is a supply only option, no associated labour is included****