

LOCK-UP KIT | SPECIFICATIONS

GENERAL

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

STRUCTURAL

- Treated pine suspended sub-floor system, building prices include stumps 1m in height - *stumped sub-floor option only*
- Prefabricated treated pine wall frames, minimum H2 treatment throughout (welded steel option available)
- Treated pine roof truss construction and ancillary roof materials
- H3 Treated pine external members (Rafters, Beams, Birdboard, Exposed Battens) if 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
- Hardwood door frames and select Corinthian range solid core doors
- Designer Leverset door furniture and draft weather seals to all external doors
- Standard Range Colorbond roof sheeting, guttering, downpipes and ancillary roof cover materials
- 90mm Treated Pine decking where applicable – Jarrah option available
- 230mm wide Fibre cement smooth profile weatherboard cladding and accessories

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 flooring system with structural floor sheeting
- 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