

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 our Office in Neerabup
- Working architectural drawings and design service
- Certified building application works and associated fees
- Building prices within 100km from our Office in Neerabup, 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 - *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

EXTERNAL

- Jason Windows residential sliding doors and windows with flyscreens
- Hardwood door frames and select Corinthian range solid core doors
- Designer leverset door furniture and draft weather seals to all external doors
- Colorbond roof sheeting, guttering, downpipes and ancillary roof cover materials
- 230mm wide Fibre cement smooth profile weatherboard cladding and accessories
- Two garden hose taps at select locations

ENERGY EFFICIENCY

- Vapour Permeable Weather barrier wall wrap to external walls
- R1.3 anticon reflective roof insulation
- R2.5 sub-floor insulation - *stumped sub-floor option only*
- 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

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)

PLEASE NOTE

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

PC items shown above exclude GST

A comprehensive Addenda will be provided, incorporating a complete list of all items including any Variation to Contract

INTERNAL

- Ceiling height 2700mm (over 31 standard brick courses)
- 10mm plasterboard to all walls and ceilings, including 75mm cove cornice
- Metal door frames and flush panel readicote doors
- 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 \$50/m2 for supply of tiles

LAUNDRY

- Stainless steel 45L inset trough and laminate cupboard or 45L trough and cabinet combination
- Polytec laminate tight form benchtops (stone option available)
- Washing machine recess and chrome tap set
- 4 shelves to linen cupboard where applicable
- PC* allowance of \$50/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
- Polytec 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 \$50/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 bayonet light points

INTERNAL PAINTING

- Standard white ceiling and cornice spray
- Sealed and primed walls throughout
- No solid colour finish applied, can be a quoted extra
- Gloss finish to all skirting and moldings
- Gloss finish to all doors and frames
- Shelving trims finished white