

# ***COMPONENTS - DELUXE SPECIFICATION***

1. Architectural drawings, site plan, engineered working drawings, 5 Star Energy Certification etc as required by your local authority.
2. Site sign to display builder's name and licence number.
3. Detailed "How to" layout drawings for wall and roof frames, columns, floor systems and wet area wall claddings.
4. All bolts, nuts, washers, screws, rivets, nails, sealants required to complete your Statewide home.
5. Electric screwdriver with sockets and driver bits, clamps, gloves and safety goggles. Yours to keep.
6. Engineered prefabricated Hi-Tensile steel wall frames (2.7m) numbered for easy matching to the drawings.
7. Engineered steel roof trusses and ancillary sections labelled for easy identification and placement.
8. Steel roof and ceiling battens and bracing materials.
9. R3 insulation batts for the ceiling.
10. R1.5 Insulation batts for the exterior walls and moisture resistant sarking.
11. Colorbond corrugated roof sheeting.
12. Matching Colorbond ridgecapping, barge cappings, and roof flashings as required.
13. Colorbond fascias, gutters, and fixing brackets. Zinalume downpipes.
14. All necessary angles and fittings to secure any component.
15. Fibre cement sheeting for eaves, verandah or carport linings to suit individual designs.
16. Quality aluminium windows and sliding doors with matching fly screens.
17. "Hardies Primeline Heritage Weatherboards" external cladding with clips, joiners, and corner finishes.
18. Panel carved solid front door with pre-assembled hardwood frame, weather seal and quality door furniture and deadlock.
19. Solid external rear door with pre-assembled hardwood frame, weather seal and keyed alike locks.
20. Pre-primed flat panel internal doors, with knock-down steel frames for easy fixing with quality door furniture.\*
21. 10mm Plasterboard internal linings, 75mm Cove cornice, adhesives and all finishing materials.\*
22. Moisture resistant MDF skirtingboards.\*
23. Jarrah architraves to front and rear door frames.
24. One (1) white melamine shelf, hanging rail with dressed timber supports for each built in robe.\*
25. Four (4) white melamine shelves to linen cupboards.\*
26. Door stops to prevent walls being marked by opening doors.\*

\* = Non inclusions for a "Lock-up" price.