

## Built to lock up Specifications

### Standard inclusions

- 10 year structural guarantee
- 20 week maintenance period
- HIA lump sum building contract including home indemnity insurance
- Construction & public liability insurance
- Local Authority planning/building applications & approval fees
- All working & structural drawings including an energy efficiency certificate
- Site classification (soil test)
- Contour & Feature survey
- 2.7m high ceilings
- Delivery of all materials within 200km of Perth CBD

### Floor – Choice of the following

#### Concrete Slab

- Engineered steel reinforced concrete slab & footing, including termite treatment to meet Australian building standards

#### Raised Timber Stumped Floor

- H5 treated floor stumps, 1m from natural ground level (galvanised steel floor stump option also available)
- H2/3 treated pine sub-floor floor system
- R2.5 high density under-floor insulation batts finished with 4.5mm hardieflex to enclose underside of sub-floor
- Two sets of external H3 treated pine stairs
- H3 treated pine balustrading & handrail
- H3 treated pine reeded decking (hardwood options also available)
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### External

- H2 treated, prefabricated pine wall frames (galvanised steel option also available)
- H2 treated, prefabricated pine roof trusses & ancillaries
- H3 treated pine verandah frame & ancillaries
- H3 treated verandah posts (galvanised steel option also available)
- R1.3 anticon reflective foil insulation to main roof
- Zinalume custom orb roof cover, gutters, downpipes & all required accessories (Colorbond option also available)
- Jason Windows sliding doors & windows including flyscreens & key locks
- Double rebated jarrah external door frames
- Choice of external doors by Corinthian, 'Urban range'
- Choice of door furniture by Gainsborough including deadbolt (keyed alike)
- Builders wrap reflective foil to external walls
- External wall cladding selection from James Hardies, 'Hardieplank weatherboard range' (other options also available)

### Exclusions

- Site works including compaction certificate & stormwater
- Mains water, power, phone & sewer run-in
- Water Corporation & Western Power Costs
- Bushfire Attack Level assessment (if required)
- Internal linings, insulation & associated internal carpentry work
- All associated plumbing, electrical, cabinetry & tiling work
- Painting, floor coverings & built-in robes
- Lighting fixtures, fencing, blinds & landscaping
- Waste water systems