

Built to Lock-Up Specifications



General

- 10 year structural guarantee
- 6 month maintenance period
- HIA lump sum building contract & home indemnity insurance
- Construction & public liability insurance
- Local Shire planning & building fees
- All working architectural & structural drawings
- BCA compliant energy efficiency assessment
- Site classification (soil test)
- Contour & feature survey
- 2700mm high ceilings
- Obligation free site visit (enquire within)
- Delivery of all materials within 200km of Perth CBD

Floor – Choice of the following

Concrete Slab

- Engineered steel reinforced concrete slab & footings
- Anti-termite protection treatment to meet BCA standards including certificate of guarantee

Raised Treated Timber Stumped Floor System

- H5 treated floor stumps, 1m in height from natural ground level (galvanised steel floor stump option also available)
- Treated particle board flooring with fibre cement sheeting to wet areas
- 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 treated pine stairs with galvanised steel stirrups
- Treated pine balustrading & handrail
- H3 treated pine reeded decking (hardwood options also available)

External

- Prefabricated treated (minimum H2) pine wall frames (galvanised steel option also available)
- Treated pine roof trusses & ancillaries
- Treated pine verandah roof frame & ancillaries
- 90x90mm H3 treated pine verandah posts with galvanised steel stirrups (other options also available)
- R1.3 anticon reflective foil insulation to main roof
- Zinalume custom orb roof sheeting, gutters, downpipes & all required accessories (Colorbond option also available)
- Powder coated aluminium sliding doors & windows including flyscreens & key locks
- Double rebated jarrah external door frames
- Corinthian Urban range solid core external doors including weather seal
- Gainsborough external door furniture selection including deadbolt (keyed alike)
- Builders wrap reflective foil to external walls
- Hardieplank weatherboard external cladding (numerous alternate options also available)

Exclusions/Optional Extras

- Site works, compaction certificate & stormwater
- Plumbing & Electrical pre-lays
- Water Corporation & Western Power costs
- Main water, power, phone line & sewer run-in/connections
- Bushfire Attack Level assessment (if required)