

## 1. Preliminary Items

- 1.1 Engineering soil report for single storey construction by a professional engineer (soil report based on "A" class sites).
- 1.2 All drawings & plan preparation for single storey residence
- 1.3 Contour and feature survey for standard residential lot (travel fees may apply to outer areas).

## 2. Structural Features

- 2.1 Engineer designed & certified steel trussed roof framework
- 2.2 Wall Construction strong steel framework with sisalation and R1.5 insulation

## 3 Roof – By Owner

## 4 Windows – By Owner

## 5 Ceilings – By Owner

## 5 Electrical – By Owner

## 6 Plumbing – By Owner

## 7 Doors – By Owner

## 8 Door hardware – By Owner

## 9 Items not included

- 9.1 Site Costs and engineering inspections (if required)
- 9.2 Re surveying of site boundaries.
- 9.3 Shire approvals including Planning, Development Application and Building Application not included.
- 9.4 Housing Indemnity Insurances not included
- 9.5 Termite Protection
- 9.6 Energy Assessment
- 9.7 Concrete footings and slab
- 9.8 Labour to erect home and finish home
- 9.9 Plumbing and electrical work & materials (other than those mentioned above)
- 9.10 Sewer connection and or septic systems
- 9.11 Water Run
- 9.12 Hot Water System
- 9.13 External Cladding
- 9.14 Baths, sinks, cabinets, tapware, toilets, towel rails, ceramic tiling, mirrors and shower screens.
- 9.15 Internal Doors and Door frames not included
- 9.16 Window treatments.
- 9.17 Floor coverings (including wet area tiling).
- 9.18 Garage, carport and verandah paving or grano.
- 9.19 Internal Shelving

- 9.20 Painting - Interior and exterior
- 9.21 Insulation to internal walls
- 9.22 Delivery over 100kms from Perth