

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
- 2.3 External cladding Fibre Cement Sheet.

3 Roof

- 3.1 Roof Cover - Colorbond Steel roofing (standard grade).
- 3.2 Roof Plumbing - Colorbond gutters and downpipes
- 3.3 Roof Pitch - 25 degree (24.43) and lesser degrees on skillion roofs.

4 Windows

- 4.1 Windows - Quality range of Breeze lock windows with matching flyscreens and keylocks.

5 Ceilings

- 5.1 Alfresco Ceiling - Fibre Cement Sheet lined (unless otherwise noted on your plan)
- 5.2 Carport - Fibre Cement Sheet lined ceiling
- 5.3 Portico Ceiling - Fibre Cement Sheet lined (unless otherwise noted on your plan)
- 5.4 External Areas - Other than those noted above - Fibre Cement Sheet lined

5 Electrical – By Owner

6 Plumbing – By Owner

7 Doors

- 7.1 Entry Doors -Feature Front Door (paint grade) as shown on sales plan with Timber door frame (paint grade).
- 7.2 External Shoppers Door - Duracote flush panel door.

8 Door hardware

- 8.1 Entry Hardware – Lever Entry Set with Deadlock in your choice of finishes
- 8.2 External Shoppers Door Hardware - Lever Entry Set in your choice of finishes
- 8.3 External Laundry Door Hardware - Lever Entry Set in your choice of finishes (if applicable)
- 8.4 All door furniture to be keyed alike.

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 Baths, sinks, cabinets, tapware, toilets, towel rails, ceramic tiling, mirrors and shower screens.
 - 9.14 Internal Doors and Door frames not included
 - 9.15 Window treatments.
 - 9.16 Floor coverings (including wet area tiling).
 - 9.17 Garage, carport and verandah paving or grano.
 - 9.18 Internal Shelving
 - 9.19 Painting - Interior and exterior
 - 9.20 Insulation to internal walls
 - 9.21 Internal ceiling linings and cornice
 - 9.22 Delivery over 100kms from Perth