

## PRELIMINARIES

- › Construction working drawings to building permit stage. Based on standard design with no changes to building design.
- › Regulation 126 certification for wall frames and roof trusses
- › Layouts and installation manual for wall frame and roof truss install
- › Energy rating report and endorsed plans

## EXTERNAL

- › Engineered light gauge steel wall frames and roof trusses including 2550mm ceiling height up to N2 wind rating
- › Metal roofing in selected Colorbond colour, including associated flashings
- › Metal fascia
- › Metal quad gutter (or similar profile) and required bracketry
- › 100x75mm metal downpipes (supplied to subfloor height, connection to stormwater infrastructure excluded)
- › Double glazed aluminium windows
- › Aluminium entry door frame
- › Corinthian Madison PMAD101 pre-primed entry door
- › Lockwood Nexion L3 in chrome to entry door
- › Aluminium clear glazed door to laundry (where applicable)
- › Corinthian semi-solid pre-primed door to garage external (where applicable)
- › James Hardie cladding (design specific) including required accessories
- › Iicons steel framing fixings for wall cladding installation

## INTERNAL

- › Bridgland 8mm thermal break blanket to wall and roof areas
- › Bradford R2.5 Gold wall batt insulation to all areas including garage (subject to site specific energy rating report)
- › Bradford R3.5 Gold ceiling batt insulation to all areas including garage (subject to site specific energy rating report)
- › CSR Gyprock Plus 10mm plasterboard throughout (excluding wet areas walls)
- › CSR Gyprock Aquacheck to wet area walls
- › CSR Gyprock 75mm Cove cornice throughout
- › Fixings, glue and plaster jointing material for wall lining installation

- › Pre-primed pine, pre-hung door jambs
- › Corinthian Flush primed internal doors
- › 92x18mm skirtings
- › 67x18mm architraves to doors and windows
- › Iicons steel framing fixings for architrave and skirting installation
- › Lockwood Velocity chrome interior passage set handles
- › Round chrome door stops to each door

## OPTIONS (POA)

- › Planning permit application (state specific)
- › Building permit application (state specific)
- › Third party consultants eg. geotechnical engineering, bushfire attack level assessment etc
- › Engineered Duragal steel subfloor system
- › Laminex surround wall linings
- › Corrugated metal cladding in selected Colorbond colour
- › Plumbing fixtures
- › Heating and cooling

## EXCLUSIONS (INCLUDING BUT NOT LIMITED TO)

- › Concrete slab
- › All forms of labour including but not limited to plumbing, electrical, painting and carpentry
- › All joinery
- › Floor coverings
- › Tiling

**Note:** Specified products maybe substituted with an alternative product depending on the availability and project location.