

SPECIFICATION

LOCK-UP COMPONENT HOME

SPECIFICATION: Component Homes

1. Simple and easy to follow Instruction Manual, including detailed layouts and component lists.
2. Plans, specifications, and energy provisions deemed to satisfy certificate ready for Shire Building Permit application, including Engineer Certification of Structural Sufficiency and Slab / footing detail and site sign.
3. Prefabricated Zinalume steel external and internal wall frames.
4. Prefabricated structural treated pine roof trusses, ancillary roof timber, steel ceiling and roof battens. Timber roof battens to verandahs, carports & eaves. All structural pine is treated to minimum H2-F for protection against termites & borer with 25 years guarantee (subject to length restrictions).
5. Zinalume roof sheeting with 50mm glasswool building blanket to lined under main roof areas only and colonial style gutters.
6. Roof flashings, downpipes, cappings, silicone sealer, pop rivets and roof screws to fix roofing. Square barge profile standard.
7. Verandah posts 90mm x 90mm galvanized steel.
8. Steel verandah beams.
9. Pre-glazed aluminium windows and sliding doors in a choice of colours, all with flyscreens and keyed locks.
10. Pre-hung external doors with pre-mitred timber external architraves.
11. Corinthian CL4 solid core front door with satin chrome Gainsborough lever Trilock.
12. Reflective foil insulation and R0.2 thermal break to external walls.
13. External cladding - Hardiplank Woodgrain 230mm.
14. All nails, bolts, tek screws, roof bracing, dynabolts, adhesives and fixing clips required for Lock-up stage.
15. External balustrade, to 2nd storey balconies where shown on plan with steel rails, paintgrade timber balusters and capping.
16. Timber decking to 2nd storey balconies where shown on plan
17. Free delivery within 200kms of Perth GPO.
18. Free advice on Country Freecall 1800 999 766.
19. Metal internal door frames with hinges fitted and readicote flush panel doors.
20. Gainsborough Carla satin chrome lever internal door furniture.
21. Plasterboard ceiling and wall linings with 75mm plasterboard cornice, all jointing cements, adhesive tape, sandpaper, metal accessories and other fixing materials. Wet area sheeting to bathroom and ensuite walls.
22. Fixing hardware required for Finishing Package.
23. White melamine shelving to robes, linen cupboards and built-in-pantry where shown on plans.
24. Laminated kitchen cabinets in a huge range of colours with post formed bench tops and brushed stainless steel door handles.
25. 900mm wide white vanity with moulded acrylic top and basin.
26. Plumbing fittings including 1¹/₂ bowl stainless steel sink with chrome flickmixer tap, 45 litre stainless steel laundry trough and white cabinet, laundry arm, auto washing machine taps, acrylic bath, white toilet enclosed pan with acrylic dual flush cistern, colonial style metal tapware, shower arm and rose.
27. Double towel rails and toilet roll holders.
28. PC allowance of \$38.50 m2 for supply of 200 x 200 floor and wall tiles to Bathroom, Ensuite, Laundry & WC. One row of 200 x 200 skirting tiles over kitchen cupboards. Four rows over hot plate. Allows for standard bond laying pattern only.
29. Stainless steel 700mm wide electric under-bench oven and 5 burner 700mm wide gas cook top.
30. 130 litre gas storage hot water unit.
31. R3.5 insulation batts to house ceilings (excluding carports, verandahs & eaves).
32. R2.5 insulation batts to external walls (excluding cyclonic kits)
33. Enclosed MDF tread staircase with half height walls and MOF capping as per plans (loft and 2 storey homes).

Exclusion from Finishing Package Home

- Concrete floors and footings, Sand, cement and mortar additives.
- Labour to erect home.
- Paint, floor coverings.
- Shower screens, curtain rods and mirrors.
- Electrical labour and electrical fittings other than appliances listed.
- All plumbing labour and plumbing fittings other than taps and fixtures listed above.
- Glazing to Timber Doors (if applicable)
- Building authority fees.
- Delivery over 200kms from GPO Perth.

FINISHING PACKAGE

SPECIFICATION: for construction of homes by Ross Squire Homes

BUILT TO LOCK-UP STAGE

The Lock-up building price includes supply of either a Lock-up or Finishing Package Home plus the following:

- Shire standard Building Licence fees
- Contour survey
- Concrete floor and termite treatment excluding Part B perimeter spray (Plumbing pre-lay to concrete slab by owner's plumber)
- Labour to erect the Component Home to Lock-up Stage.
- Clay brick veneer option includes "creme" mortar and rolled joints.
- Standard designs include building up to 100kms from Perth GPO in Climate Zone 5.
- 6 months maintenance period.
- Six year structural guarantee.
- Housing Indemnity Insurance included.

FULLY BUILT

Prices include all components as per Finishing Package Home specifications plus the following:

- Shire standard Building Licence fees
- Contour survey
- Concrete floor and termite treatment.
- All labour to erect the home.
- Clay brick veneer option includes "creme" mortar and rolled joints.
- Water connection up to 7.5m from house with two external standpipes.
- Temperature control valve to HWS.
- Sewer to 10m past last point.
- Pivot door shower screens to bathrooms and ensuite with clear glass white frames (excludes shower over baths).
- Framed mirror to above all vanities and wall hung basins (white frame)
- Electrical wired to meter box with generous allowance of light and double power points, ceiling exhaust fan to kitchen and bathrooms containing toilets, earth leakage protectors, smoke alarm(s).
- Internal wiring for phone point & two TV points.
- 6 months maintenance period.
- Six year structural guarantee.
- Housing Indemnity Insurance included.
- Standard designs include building up to 100kms from Perth GPO in Climate Zone 5

Exclusions from Built Prices:

- Site costs.
- Sewer connection or septic tank system.
- Painting.
- Verandah and carport floors.
- Engineer's base inspection (if applicable).
- Licensed Surveying fees (if applicable).
- Floor coverings, curtains, light fittings, fencing, landscaping, pergolas and brick paving.
- Tile labour for border tiles. Tiling in diamond or brickbond patterns.

PLEASE NOTE: There is a vast selection of OPTIONS that can be selected to customise your Ross Squire Home, such as:

- Colorbond roof sheeting.
- Western Red Cedar, or any other external cladding currently available.
- Colonial style or timber veneer internal doors.
- Additional verandahs and carports.
- Insulation to internal walls.
- Built-in robes or Additional storage space.
- Design changes to our standard designs, or we will quote your own design.

Prices and specifications subject to change without notice. Kitchen, bathroom and ensuite layouts are nominal only and will be altered to suit position of wall ovens, under-bench ovens and vanity cupboards.

Please ask your Ross Squire Homes consultant for any variations you require to either the home design or specification.

PC Items shown above include GST.

Meliador (WA) Pty. Ltd.



ROSS SQUIRE HOMES

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