

# SPECIFICATIONS | BUILT TO LOCK-UP

## GENERAL:

- Building prices include building up to 100kms from Perth GPO.
- 6 months maintenance period.
- Six year structural guarantee.
- Housing indemnity insurance.

## ENERGY EFFICIENCY:

- Plans comply with current building code in Climate Zone 5.
- 50mm glasswool building blanket to lined main roof areas.
- Reflective foil building paper to external walls.
- Thermal breaks to all steel framed homes.

## STRUCTURAL:

- 100mm concrete house slab and termite treatment.
- Prefabricated treated (minimum H2) pine external and internal wall frames. (Steel frames available).
- Treated pine roof trusses and ancillary roof timber.

## EXTERNAL:

- ZINCALUME® steel roof sheeting, flashings, colonial style slotted gutters.
- Corinthian PCL4 solid core front door with satin chrome lever Trilock.
- Weather draft seals to external doors.
- Hardieplank™ Woodgrain 230mm external cladding.
- Steel verandah posts and beam.
- Pre-glazed aluminium windows and sliding doors in a choice of colours, all with flyscreens and keyed locks.

## TWO STOREY DESIGNS:

- Treated pine floor framing with structural floor sheeting.
- External balustrade to balconies where shown on plan with steel rails, paint grade timber balusters and capping.
- Timber decking to balconies where shown on plan.

## OTHER:

- Standard Shire Building Permit application fees.
- Builders site inspection and contour survey.
- Engineer's soil analysis and classification.

## ITEMS NOT INCLUDED IN HOMES BUILT BY ROSS SQUIRE HOMES

Site costs. Sewer connection or septic tank system. Seismic zones requirements. Painting. External concrete or brick paving. Engineer's base inspection (if applicable). Licenced Surveying fees (if applicable). Bushfire zone requirements. Planning fees. Part B termite treatment to Built to Lock-up homes.

Prices and specifications subject to change without notice.

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

BUILDING  
COUNTRY  
HOMES SINCE  
1981

AWARD  
WINNING DESIGN,  
PROFESSIONAL  
SERVICE

SPECIALIST  
FRAMED  
HOME  
BUILDERS

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*Experience Counts in the Country*

**ROSS SQUIRE**  
H O M E S