

# SPECIFICATIONS | KIT HOMES

## LOCK-UP KIT HOME

1. Free delivery within 200kms of Perth GPO.
2. Free technical/construction advice.
3. Simple and easy to follow Instruction Manual, including detailed layouts and component lists.
4. Plans, specifications, and energy provisions information ready for Shire Building Permit application, including Engineer Certification of Structural Sufficiency, Slab/footing detail and soil classification.
5. Site sign.
6. Prefabricated treated (minimum H2) pine external and internal wall frames. (Steel frames available).
7. Prefabricated structural treated (minimum H2) pine roof trusses at 22.5 degree pitch (24 degree for loft designs), ancillary roof timber, steel ceiling and roof battens. Treated pine roof battens to verandahs, carports and eaves.
8. ZINCALUME® steel roof sheeting, flashings, colonial style slotted gutters.
9. 50mm glasswool building blanket to lined main roof areas.
10. 90mm x 90mm galvanized steel verandah posts with galvanised post stirrups.
11. Steel verandah beams.
12. Pre-glazed aluminium windows and sliding doors in a choice of colours, all with flyscreens and keyed locks.
13. Hardwood external door frame with aluminium sill.
14. Corinthian PCL4 solid core front door with satin chrome Gainsborough lever Trilock. Weather draft seals to external doors.
15. Reflective foil building paper to external walls.
16. Hardieplank™ Woodgrain 230mm external cladding.
17. All nails, bolts, tek screws, roof bracing, dynabolts, adhesives and fixing clips required for lock-up stage.
18. 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.

## FINISHING PACKAGE

19. 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.
20. Metal internal door frames and Redicote flush panel doors.
21. Gainsborough Carla satin chrome lever internal door furniture.
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 33mm tight formed benchtops, brushed stainless steel door handles. Soft closers to all doors and drawers.
25. Laminated vanity cabinets in a huge range of colours with 33mm tight formed benchtops, Vitreous China inset basin as per plan and soft closers to all doors and drawers.
26. Plumbing fittings including 1¼ bowl stainless steel sink with chrome flickmixer tap, 45 litre stainless steel laundry trough and white cabinet, washing machine taps, acrylic bath, white close coupled Vitreous China toilet suite, chrome flickmixer tapware and handheld shower on rail.
27. Toilet roll holders and double towel rails.
28. PC\* allowance of \$44m<sup>2</sup> for supply of tiles. 200mm high skirting tiles to bathroom, ensuite, laundry and WC. One row of 200mm high skirting tiles over kitchen cupboards. Four rows over hot plate. Includes glues and grout.
29. Bosch European stainless steel electric under-bench oven, 5 burner 900mm wide gas cook top and 900mm stainless steel canopy rangehood unless otherwise shown on plan.
30. 5 star gas storage hot water unit.
31. R3.5 insulation batts to house ceilings (excluding carports, garages, verandahs and eaves).
32. R2.5 insulation batts to external walls (excluding cyclonic kits and garages).
33. Enclosed MDF staircase with half height walls and MDF capping (Two storey designs only).

### ITEMS NOT INCLUDED IN KIT HOMES

Concrete floors and footings. Sand. Cement and mortar additives. Labour to erect home. Paint. Floor coverings. Shower screens. Curtain rods. Robe doors. Mirrors. Electrical labour. Electrical fittings. All plumbing labour. Glazing to timber doors (if applicable). Building authority and certification fees. Bushfire zone requirements. Delivery over 200kms from GPO Perth. Steel wall frames available at additional cost.

\* PC Items shown above include GST.

# SPECIFICATIONS | SIGNATURE SERIES

## DESIGN INCLUSIONS

As per the Ross Squire Homes Standard Specification and including the following features:

### STRUCTURAL:

- 1.8m or 2.1m wide stepped verandahs as per plan with timber posts, beams and gallows brackets to front and side elevations where shown on plan.
- Portico with double posts and finial to front elevation where shown on plan.
- Finials to Gables and Dutch Gables as per plan.
- Feature front gables at 30 degrees with vertical trim and hoods over windows as per plan to Lindeman and Bundaberg designs only.

### EXTERNAL:

- Hardieplank™ Heritage weatherboard cladding.
- COLORBOND® steel range roof sheeting, gutters and downpipes.
- Rolled barge cappings.

### INTERNAL:

- 2.7m ceilings throughout (2.4m to lower floor of two storey designs).
- PCL4G front door and matching sidelight/s as per plan.
- 10 lite double french doors as per plan.
- Built in robes with Corinthian Quickslide doors as per plan.
- MDF timber window nosings throughout (except wet areas).
- Paint grade timber door frames with splayed 67mm MDF architraves and Corinthian Atherton internal doors.
- Splayed 67mm MDF skirting to all rooms except wet areas.

### KITCHEN:

- Bosch European 900mm wide freestanding stainless steel stove.
- Dishwasher recess to Kitchen or Scullery with power point and water as per plans.
- Additional round bowl inset sink and flickmixer to kitchens where shown on plan.

### LAUNDRY:

- Laundry inset trough with cabinet under and benchtop as per plan.
- Tiled kickboards to laundry cabinet.

### TWO STOREY DESIGNS:

- Two storey designs feature a timber balustrade to balconies and stairs with feature skirts under balconies as per plans.

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.

Please Note: Plans and elevations may show options not included in our standard price list.

Please refer to our Standard specification for a full list of inclusions.

BUILDING  
COUNTRY  
HOMES SINCE  
1981

AWARD  
WINNING DESIGN,  
PROFESSIONAL  
SERVICE

SPECIALIST  
FRAMED  
HOME  
BUILDERS

Date of issue 01/12/2018

*Experience Counts in the Country*

**ROSS SQUIRE**  
H O M E S