



Country Kit Homes Pty Ltd  
ABN 43 099 690 310  
112 Russell Street  
Emu Plains NSW 2750  
Ph: 02 4735 5581  
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[www.countrykithomes.net.au](http://www.countrykithomes.net.au)

## **INCLUSIONS**

### **Stage 1**

Plans and specifications ready for submission to council

Energy rating certificate

Delivery to site subject to quote

Home Owners Warranty Insurance ( if applicable)

Steel Frame and Trusses, comes with a 50 year guarantee from Bluescope.

All parts are numbered and easy to erect and lightweight. Included are all fixing screws, bolts and brackets, and detailed manuals.

Colorbond Roofing by BlueScope Steel in a wide choice of colours, includes guttering, fascia, barge capping, valleys, ridge capping etc with all required brackets and screws

Bricks by PGH (allowance of \$800 per thousand). Any subfloor bricks will be calculated and added to final price once accurate levels have been provided

Aluminium sliding windows in a wide variety of colours with flyscreens, aluminium sliding doors come with sliding screens. Windows and doors are keyed alike

Quality external doors and sidelites

Eaves lining sheets, joiners, nails and quad trim

### **Stage 2**

Insulation R1.5 batts to walls and R3.5 batts to ceilings and R1.5 sarking with 50mm blanket to roof

Plasterboard internal lining sheets for walls and ceilings, Wet Area

sheeting for wet areas, choice of cornices, all fixing screws and nails, stud and cornice adhesive, joining tape and corner bead included

Architraves and skirting are 67mm Colonial MDF, undercoated and ready for painting

Internal doors are pre hinged with a modern panelled finish. Hinges, jambs, screws and door furniture are supplied

### **Stage 3**

Quality kitchen cupboards and benchtop with the option to upgrade.

Standard range supplied includes laminate finishes, door and drawer handles and rounded edge Polytech benchtop

Roller doors to garages where applicable

Stainless steel kitchen sink - 1.5 bowl

Modern underbench electric oven

Gas cooktop

Electric overhead rangehood where applicable

Tapware fittings for your kitchen, bathroom and laundry. Flick mixer to kitchen sink, washing machine taps, sink taps and spout for laundry (if shown on plan), bath spout and taps, shower rose and taps and vanity taps and spout.

45L stainless steel laundry tub

Bathtub 1500 acrylic

Quality modern vanity with doors, drawers and drain plug

Vitreous enamel dual flush toilets and fittings

Bathroom accessories: towel rail, hand towel rail, and toilet roll holder.

Instantaneous gas hot water system

## **Options and Variations**

We understand that each client has individual needs and tastes as well as variations in land. At Country Kit Homes you can tailor your home to suit you. Talk to your consultant about customizing our kits. Here are just a few options:

- \* Extend a room, or even the entire house
- \* Add a verandah, garage, carport or room
- \* Move the window to get "that view"
- \* Add any of the following options:
  - Steel flooring system with termite treated Structafloor sheet flooring, supplied with all fixing screws
  - Adjustable Steel Uni-Piers
  - Timber windows
  - Double glazed windows
  - Bullnose verandah
  - 8, 9 or 10 ft ceilings
  - Raked ceilings or vaulted ceilings for a feature room
  - Upgrade your kitchen or bathroom
  - CSR Weatherboard cladding: Hardiplank, Weathertex in a wide variety of styles and colours
  - CSR Blueboard sheets, for a modern rendered finish
  - CSR Urbanform for extra security and thermal comfort

## **You're in good hands with Country Kit Homes**

**Country Kit Homes reserves the right to change, amend substitute inclusions depending on the current suppliers stock at the time of supply. Inclusions are correct as at 12/5/2010**



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## **EXCLUSIONS**

All homes are based on a concrete slab, and engineer's design varies on area and soil type. It is best to engage a local engineer in your area to specify details of slab or footings. We can supply a flooring system to suit your block, ask your consultant for details.

We recommend waterproofing be done by a specialist company/trade as some councils require a certificate, you also get a guarantee on the job.

Shower screens and mirrors are not included as they must be accurately measured after tiling is completed.

Electrical, wiring, switches and outlets must be done by a licensed tradesman. Electricians normally supply all components required.

Wall and floor tiles are personal choice for colour and quality.

Plumbing, pipes, connectors and drainage must be done by a licensed tradesman. Plumbers generally supply all the equipment necessary.

Paint is not included.

Floor coverings and wall and floor tiles are a personal choice and we have negotiated a discounted price for you with our suppliers.

## **ENERGY RATING CERTIFICATES**

The State Governments of Australia have introduced new regulations relating to the water and energy consumption of all new homes.

It is about conserving our scarce water resources and reducing the impact of greenhouse gasses on our climate. New homes have a target to be more energy efficient.

All new homes built in must meet the minimum levels as set out by your state government. You need to include an energy Certificate with your proposal to build a new house. In order to get an energy certificate, certain factors of the proposed home are considered. Things such as heating and cooling systems, verandahs, type of hot water system, insulation, double glazed windows, floor coverings, lighting, colour schemes, eaves etc. are considerations for the rating.

Country Kit Homes provides you with an energy certificate for your kit home.

Country Kit Homes has also already included many features in the designs and inclusions of our kit homes to improve your energy performance, which will reduce your ongoing costs and improve your comfort levels. Our standard inclusion of bricks or Hebel panel, together with efficient insulation endorses our commitment to energy efficiency. Depending on the geographic location of your land and orientation to the sun, we can customise your home to further enhance the energy performance of your home.