



Country Kit Homes Pty Limited
 ABN 43 099 690 310

Unit 1, 112 Russell Street
 Emu Plains NSW 2750
 Phone: 1300 805 022

www.countrykithomes.net.au
sales@countrykithomes.net.au

KIT HOME INCLUSIONS

STAGE 1 - Lock Up	
PRELIMINARIES	EXTERNAL WINDOWS (as per plan)
Design Review Site Plans Construction Drawings Specifications Energy Rating Certificate Construction Manuals	Aluminium powder coated sliding windows Toughened, obscure glass to bathrooms Timber reveals
FRAME (TIMBER)	EXTERNAL DOORS (as per plan)
2400mm 90mm H2 Treated Timber Frames Frame and Truss Engineering and Certification Roof Battens Bracing Fixings Dampcourse	Solid timber feature entrance door Security entrance handle lever lockset Solid timber flush plain external doors
VERANDAH (as per plan)	INSECT SCREENS
Verandah Linings Verandah Beams Verandah Posts and Post Fixings	Fibreglass screens to windows & sliding doors
ROOF	CLADDING OPTIONS
Colorbond Roof Sheets and Fixings R1.3 Roof Insulation Foil Backed Blanket Ridge Cappings Barges & Valleys Colour Matched Screws	HARDIPLANK CLADDING
GUTTERING	Smooth / Woodgrain Finish 230mm Wide Boards Joiners 10mm Rigid Foil Insulation Panels
Quad Hi Front with Fixings Brackets & Stop Ends Nozzles Silicone	COLORBOND
EAVES (as per plan)	Colorbond Wall Cladding Flashings Colour Matched Screws 10mm Rigid Foil Insulation Panels
Eave Linings and Fixings PVC Joiners Eave Mouldings	BRICKS
GARAGE (as per plan)	Brick Allowance of \$1,000 per 1,000 (RRP) Galvanised brick ties Galvanised lintels Sisilation
Framed	HEBEL
	Hebel Panels 75mm Top hats 24mm Fixings Adhesive & Polyurethane sealant Sisilation



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STAGE 2 – Fix Out	
INTERIOR LININGS	INTERNAL DOORS, ROBES & HANDLES
Plasterboard Ceilings 10mm Plasterboard Walls 10mm Wet Area Wall Board 10mm Cornice 90mm Cove Adhesive & Jointing Compounds including Tape Cornice Cement External Corner Angles	Pre-hung hollow core timber doors & jambs Lever passage sets from selection Privacy locks to all bathrooms Sliding panel doors & tracks to robes Four (4) shelves to linen cupboard Shelf and chrome hanging rail to robes Cushioned door stops 70mm finger jointed pine architraves & skirtings
INSULATION	
Ceiling Insulation Batts R3.5 Wall Insulation Batts R2.0	

STAGE 3 – Fit Out	
KITCHEN	BATHROOMS
Kitchen cupboards: 16mm white melamine Benchtops : laminated 33mm round edge Kitchen doors: modern polyurethane finish Selection of handles available Kitchen sink: 1.5 bowl stainless steel with drainer Kitchen tap: Chrome Flickmixer Oven: 600mm Underbench Electric Oven Cooktop: 600mm Gas Cooktop Rangehood: 600mm Canopy Rangehood	Vanity with ceramic top and gloss doors Vanities 750mm and longer have three drawers Basin tap: Chrome Flickmixer Close coupled ceramic toilet suites Sliding shower rail with flexible handle Shower taps chrome star cross 1500mm acrylic bath tub (as per plan) Bath spouts and taps chrome star cross Chrome double towel rail Chrome towel ring Chrome toilet roll holder
LAUNDRY	HOT WATER SYSTEM
47L stainless steel laundry tub Chrome Flickmixer tap Washing machine taps chrome star cross	Instantaneous gas hot water system

Country Kit Homes reserves the right to substitute any materials of equal price and/or quality if for any reason the stated materials are unavailable for supply to CKH.



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OPTIONS & UPGRADES

FLOOR SYSTEM	WINDOWS
Floor system engineering and certification Adjustable steel piers Steel bearers & joists 19mm yellow tongue sheet flooring Screws & adhesive Hebel flooring Underfloor insulation	Bushfire compliance Double glazing Smart glass Halo flashing system Double hung windows Awning windows Louvre windows Timber windows Window tinting
BRICKS TO SUBFLOOR	INSULATION
Bricks Lintels Brick ties	Increase R values Polyester acoustic
STEEL FRAME & TRUSSES	BATHROOMS
Frame & truss engineering and certification 90mm steel frame and fixings 3-in-1 thermal break insulation Steel trusses and fixings Steel roof battens Steel ceiling battens Frame hold down bolts Framing tek screws Bracing Service grommets	Mirrors Upgrade vanities - double bowls or extra length
FRAME & TRUSS OPTIONS	KITCHEN & LAUNDRY
2700mm frame height 3000mm frame height Flat pack	Soft close drawers Soft close hinges to cupboards Granite or stone benchtops Dishwasher Microwave Laundry cupboards and benchtop
EXTERNAL DOORS	HOT WATER SYSTEM
Timber doors and jambs Tri-lock security deadbolt, lockset & passage set	Solar boosted gas Solar boosted electrical Electric heat pump

These items are all excluded from our standard kit prices but are available to be added to your home. Please ask us for a customised quote if you would like any of the above as part of your kit home.



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KIT HOME EXCLUSIONS

Consultant reports
Engineering of slabs, footings & underfloor bracing
Insurance
Excavation
Soil removal
Clearing of trees and vegetation
Council fees, bonds and contributions
Concrete and reinforcing steel
All electrical including wiring, switches, outlets
All plumbing including pipes, drainage, connectors

Downpipes (supplied by plumber)
Waterproofing
Tiling
Carpet, floor boards and other floor finishes
Shower screens
Paint
Floor wastes
Decking to verandahs and decks
Water tanks and pumps
Garage doors

These items are all excluded from our kit homes and we do not supply these. Please ask us for a referral if you would like us to put you in touch with someone who can assist you with any of the above.

ENERGY RATING CERTIFICATE

The State Governments of Australia have introduced 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 gas on our climate. New homes have a target to be more energy efficient.

All new homes built must meet the minimum levels as set out by your state government. You need to include an Energy Rating Certificate with your proposal to build a new dwelling. In order to get an energy certificate, things such as heating and cooling systems, veranda's, type of hot water system, insulation, double glazed windows, floor coverings, lighting, colour schemes, eaves etc. are all taken in to consideration

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.