

# STAGE 1 - Standard Inclusions

## STAGE 1

		Prestige	Freedom	Gable
Plans & Manuals	Building manual and specifications (up to wind rating W41N)	●	●	●
	Architectural plans for submission to council	●	●	●
Frames & Trusses	Pre-assembled kiln dried pine external wall frames	90mm	90mm	90mm
	Pre-assembled kiln dried pine internal wall frames on single and upper storey (TAS/VIC/WA 90mm in all collections)	70mm	70mm	70mm
	Engineered roof trusses (20° roof pitch unless indicated in brochure)	●	●	●
Roofing	Main roof top hat battens and fixing screws	●	●	●
	Colorbond standard steel corrugated roofing	●	●	●
	Guttering, fascia, ridge, barge capping, high tensile roof screws and accessories	●	●	●
	Matching colour roof vent	●	●	●
	Downpipes to floor level	●	●	●
Verandah	Verandah posts, beams, rafters and battens (if shown on plan)	●	●	●
Sisalation	Roof Sisalation	●	●	●
	Heavy duty wall wrap and fixing tacks	●	●	●
Entry Doors	Solid entry door, jamb and hinges	●	●	●
	Solid glazed entry door, jamb and hinges	●	●	●
	Glazed sidelights (if shown on plan)	●	●	●
	Solid plain door to other entries (unless otherwise stated)	●	●	●
	Timber French doors (if shown on plan)	●	●	●
	Aluminium sliding door with key lock (if shown on plan)	●	●	●
Entry Door Handles	Keyed Knob Set	●	●	●
	Keyed Lever Set	●	●	●
Garage Roller Door	Colorbond roller door (if shown on plan) up to 2700mm wide	●	●	●
Windows	Aluminium sliding windows	●	●	●
	Double glazed aluminium awning windows TAS/VIC/NSW (Excluding Northern NSW)	●	●	●
	Nylon mesh flyscreens to all windows	●	●	●
	Window locks	●	●	●
	Window canopies (if shown on plan)	●	●	●
Cladding	Weathertex Classic Smooth or Ruff Sawn	●	●	●
	HardiePlank Smooth or Woodgrain	●	●	●
	Primelok, Selflok or Primeline weatherboards	●	●	●
	Blueboard (for rendering)	●	●	●
	Weathertex Weathergroove	●	●	●
	Bricks (refer Sales Consultant for available ranges)	●	□	●
Cement sheet lining to under main roof, porticos, breezeways, pavilions and patios		●	●	●

● Standard inclusion □ Brick option to selected design

### Supplementary inclusions for two storey designs

- First floor joists, particle board floor & treated pine decking to verandahs
- Balustrading to upper floor decks - (style is design specific)
- Internal Staircase (Stage 2) - (excluding Tasmania)

### WHAT IS NOT INCLUDED

- Electrical wiring or fittings
- Plumbing pipe work
- Any form of labour
- Paint
- Fittings and fixings not listed in the inclusions
- Floor coverings
- Shower screens and mirrors
- Delivery

### Why don't we supply floors in our standard kits?

There are many different types of floor construction. If you decide against a concrete slab, we can offer you a floor kit to suit your home. Please discuss this with your Sales Consultant.

### Energy Efficiency Ratings (EER / BASIX)

To offer the lowest price, Kitome have incorporated many energy saving measures as standard. Depending on location and orientation, most homes built on a concrete slab will satisfy EER / BASIX requirements with little or no modifications. On a raised floor, some homes may not satisfy EER / BASIX requirements, and will require additional measures such as double glazing to windows to achieve the rating. Kitome provide an EER / BASIX for all customers purchasing a kit home.

# STAGE 2 - Standard Inclusions

## STAGE 2

		Prestige	Freedom	Gable
Wall & Ceiling Linings	Top hat ceiling battens	●	●	●
	Plasterboard wall and ceiling lining, stud adhesive, base and top coat, tapes and fixings	●	●	●
	Wet area sheeting to Bathroom, Ensuite, Laundry & W.C.	●	●	●
	Man hole kit	●	●	●
Cornice	55mm cove	●	●	●
	90mm cove	●	●	●
	Decorative	●	●	●
Skirting	70mm bevel	●	●	●
	70mm colonial	●	●	●
	90mm colonial	●	●	●
Architraves	70mm bevel	●	●	●
	70mm colonial	●	●	●
Internal Doors	Pre-hinged smooth doors and door jambs	●	●	●
	Pre-hinged moulded doors and door jambs	●	●	●
	Matching doors to all robes and cupboards shown on plan	●	●	●
	Cavity slider unit, door and finger grips to match internal doors (if shown on plan)	●	●	●
Internal Door Handles	Knob set	●	●	●
	Lever set	●	●	●
Insulation	Privacy adaptor to hinged doors for bath, W.C. and ensuite	●	●	●
	R3.5 ceiling batts	●	●	●
Melamine Shelving	R2.0 wall batts	●	●	●
	Hat shelf and chrome hanging rail to robes	●	●	●
4 x shelves to linen and pantries (if shown on plan)		●	●	●

● Standard inclusion



# STAGE 3 - Standard Inclusions

## STAGE 3

		Prestige	Freedom	Gable
Bathroom & Ensuite	Bath, Basin and Toilet	White vanity and basin	●	●
		White vanity and basin with stone top	●	●
		White acrylic bathtub (size shown on plan)	●	●
	Dual flush white W.C. with ceramic cistern	●	●	
Tiles	Wall and floor tiles including wall adhesive and grout	●	●	
	Bathroom and ensuite accessories (towel rail, toilet roll holder)	●	●	
Taps and Bathroom Furniture	Single lever mixer and shower rose	●	●	
	Single lever mixer and shower rail	●	●	
Laundry	Laundry Tubs, Cabinets and Benches	45ltr laundry tub and cabinet	●	●
		Square edge laundry bench top and cupboards with stainless steel insert tub	●	●
	Tiles	Floor, skirt and splashback tiles including wall adhesive and grout	●	●
Taps	Single lever mixer	●	●	
	Washing machine stops	●	●	
Kitchen Cabinetry	Square edge doors	Premium select doors	●	●
		Matching kitchen overhead cupboards (as shown on plan)	●	●
		Pot drawer (2 or 3 drawer unit to bench cupboards)	●	●
		Postform kitchen benchtops to suit cupboards	●	●
	Sink	Single bowl stainless steel kitchen sink with single drain	●	●
		Double bowl stainless steel kitchen sink with single drain	●	●
Tiles	Splashback tiles including wall adhesive and grout	●	●	
	Chrome single lever tap to kitchen sink	●	●	
Appliances	Taps	600mm stainless steel electric under bench fan forced oven	●	●
		600mm electric ceramic glass cooktop	●	●
		600mm stainless steel canopy rangehood	●	●
		900mm stainless steel dual fuel upright cooker	●	●
		900mm stainless steel canopy rangehood	●	●
		600mm stainless steel dishwasher with electronic controls	●	●

● Standard inclusion

### Options and Upgrades

Kitome offers a wide range of standard selections. You may decide to upgrade some of these items which Kitome is able to source for you. We have listed some of the more commonly asked for options and upgrades below.

- Timber floor kit (SUPA FLOOR), with particle board or timber flooring options
- Increase ceiling height to 2.55m (8'6"), 2.7m (9') or even 3.0m (10')
- Steel frames and trusses (not available in Tasmania)
- High wind, bushfire and snow loading classification
- Upgrade or add verandahs in various styles or widths
- Add carports or garages, either attached or free standing
- Window upgrades such as changes in size, adding colonial bars or double glazing
- Timber panelling to dado rail height
- Kitchen cupboard and pot drawer upgrades
- Upgrade exterior claddings including brick
- Termite treated H2 frames & trusses

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