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INCLUSIONS (ITEMS INCLUDED IN PRICE):

Full set of house plans designed to a very high wind zone (66m per second)

Subfloor (Base of house):

Timber piles	Treatment: H5
Above ground (600mm High, based on a flat, stable site)	
Subfloor framing, bearers and joists	Treatment: H3.2
Subfloor flooring - Plywood 18mm	Treatment: H3.2
All exposed subfloor brackets and bolts	Stainless Steel

Framing Timber:

External framing timber (pre-cut only)	Treatment: H3.2	Grade: SG8	Studs: 400 centres	Designed for very high wind zone
Internal framing timber (pre-cut only)	Treatment: H3.2	Grade: SG8	Studs: 600 centres	
Wall framing hardware as per plan				
Nails - 90X3.15mm galvanised gun nails				
Full set of manufacturing drawings for wall frames				

Roof Framing Timber:

Roof trusses or rafters pre-cut only
- Claw or nail plates provided

Treatment: H3.2 Grade: SG8

Designed for very high wind zone

Roof framing hardware as per roof layout plan
Full set of manufacturing drawings for roof layout
Fascia Tan PP – as per plan

Cladding:

Exterior cladding 2440 or 2745x1200x12mm Grooved Ply or 9mm Grooved Fibre cement (direct fix)
Exterior cladding fixings
Aluminium Z flashings
Fibre cement soffit – as per plan

Treatment: H3.2
Stainless steel nails
Supplied if required

Decking:

Deck piles
Deck bearers and joists
Premium grade decking timber
Decking nails
Exposed brackets and bolts

Treatment: H5
Treatment: H3.2
Size: 100x25mm Treatment: H3.2
Angular grooved stainless steel
Stainless Steel

Base Boards & Stairs

100x25 Tan R/S (Based on 600mm high)
Front steps (Based on 600mm high)
Back steps (Based on 600mm high)

Treatment: H3.2
Treatment: H3.2 Standard stair stringer and stair treads to suit
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Insulation:

Ceiling batts
Wall batts to exterior walls only
Breathable building wrap

Interior Linings:

GIB linings for walls and ceiling
Glue and screws for GIB fixing
Timber mouldings for doors, windows, skirting and scotia's
Panel pins

Internal Doors:

Paint quality hollowcore doors as per plan (Prehung)

Door Jambs – undershot

Standard door handles - Brushed Satin Chrome

Electrical:

Standard electrical fittings, wiring and power points – As per electrical plan provided.

Switch board

Kitchen:

Moisture resistant kitchen cabinetry

Your choice of colour from standard kitchen colour range (flat packed)

Standard tap

Type: Single mixer

Kitchen basin

Stainless steel

Formica bench top

Your choice of colour from standard Formica bench top colour range

Bathroom:

Aqualine Plasterboard to wet area walls

Standard vinyl shower unit & fittings

Shower size as per plan

Standard single basin vanity

Standard vanity tap

Type: Single mixer

Standard toilet basin and cistern

Plumbing:

Plumbing fixtures and fittings kitchen, bathroom and laundry to floor only

Laundry:

Standard white laundry tub and standard tap

Aluminium Joinery:

Joinery, with 6mm glass

Powder coated to your choice of colour from standard colour range

Head Flashings

Timber mouldings to windows

EXCLUSIONS (ITEMS NOT INCLUDED IN PRICE):

Please note the following can be added to your order but these are not included in the price and extra costs will be associated:

Concrete or cement - For footings, paths and carports
Insect screens
Kitchen whiteware or stove
GIB tapes and compounds
Interior paint
Floor coverings
Furniture
Washing machine and dryer
Solar panels or air conditioning units
Exterior taps

Please note the following cannot be added to your order and must be arranged by the customer:

Water to site
Power to site
Labour to build - Including all subcontractors such as: Builder, Electrician, Plumber, GIB stopper, and Painter
Freight from wharf to site
Any local charges or taxes

CONDITIONS OF ACCEPTANCE:

Please read the following carefully

When accepting this quote you acknowledge that you clearly understand the following:

Total cost is in New Zealand Dollars (NZD)

All materials subject to availability at time of ordering

Total cost has been based on dwelling being erected on a level building site.

We will not be held accountable for the quality of the build or the finished product.

Plans can be changed to your preference. If plans are changed there will be a minimum fee of \$500 (NZD) - depending on the degree of change. All changes over and above the plans will be an extra charge and will not be included in the kit set price.

A 60% deposit is required before any jobs can commence and is non-refundable

The balance of payment is required before any goods leave our yard.