

● Standard inclusions    □ Non standard but available    ⊗ Brick option to selected designs

Stage 1	Prestige	Freedom	Gable
Building manual, specifications (up to wind rating W41N)	●	●	●
Architectural plans for submission to council	●	●	●
Numbered frame diagram for ease of erection	●	●	●
Engineered roof trusses and truss certificate (20° roof pitch unless indicated in brochure)	●	●	●
Pre-assembled kiln dried pine external wall frames	90mm	90mm	90mm
Pre-assembled kiln dried pine internal wall frames on single and upper storey (Tasmania 90mm in all collections)	70mm	70mm	70mm
BHP colorbond corrugated roofing (20 colours to choose from)	●	●	●
Colorbond guttering, fascia, ridge, barge capping, high tensile roof screws and accessories	●	●	●
Matching colour roof vent	●	●	□
Colorbond down pipes to floor level	●	●	●
Verandah posts, beams, rafters and battens	●	●	●
Main roof top hat battens and fixing screws	●	●	●
Roof sisalation	●	●	●
Heavy duty wall wrap sisalation and fixing tacks	●	●	●
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)	●	●	□
Standard key chrome or satin chrome entrance set	□	●	●
Deadlock key chrome or satin chrome entrance set	●	□	□
Colorbond roller door (if shown on plan) up to 2700mm wide	●	●	□
Aluminum sliding door with key lock (if shown on plan)	●	●	●
Windows - Aluminium sliding windows (8 colours to choose from)	●	●	●
- Double glazed aluminium awning windows (Tas/Vic/NSW)*	●	□	□
- Nylon mesh flyscreens to all windows	●	●	□
- Window locks	●	□	□
- Window canopies (if shown on plan)	●	●	□
Cladding - Weathertex Classic Smooth or Woodgrain finish	□	●	●
- Hardiplank Smooth or Woodgrain finish	□	●	●
- Primelok, Selflok or Primeline weatherboard range	●	□	□
- Blueboard (for rendering)	□	●	□
- Weathertex Weathergroove	●	Futura/Fiinders	□
- PGH Bricks (refer Sales Consultant for available ranges)	●	⊗	□
- K & D Bricks (TAS)	●	⊗	□
Cement sheet lining to under main roof, porticos, breezeways, pavilions and patios	●	●	□

Stage 2	Prestige	Freedom	Gable
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.	●	●	●
50mm cove cornice	□	□	●
90mm cove cornice	□	●	□
Decorative cornice to all areas (5 to choose from)	●	□	□
70mm primed MDF bevel skirting and architrave (Qld Pine)	□	●	●
70mm primed MDF colonial skirting and architrave (Qld Pine)	●	●	●
90mm primed MDF colonial skirting (Qld Pine)	●	□	□
Pre-hinged & latched smooth internal doors and door jambs	□	●	●
Pre-hinged & latched moulded panel internal 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)	●	●	●
Chrome or Satin chrome knob door furniture	□	●	●
Chrome or Satin chrome lever door furniture	●	□	□
Privacy adaptor to hinged doors for bath, W.C. and ensuite	●	●	●
R3.5 ceiling insulation	●	●	●
R2.0 wall insulation	●	●	●
Melamine hat shelf and chrome hanging rail to robe cupboards	●	●	●
4 x Melamine shelves to linen and pantries if shown on plan	●	●	●
Man hole kit	●	●	●

\* Excluding Northern NSW



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Stage 3	Prestige	Freedom	Gable
1500mm white acrylic bathtub (if shown on plan)	□	●	●
1675mm white acrylic bathtub (except Richmond 1500mm)	●	□	□
6 Jet 1500mm corner spa with hot pump (where shown on plan)	●	●	□
White (project) 600mm vanity and basin	□	□	●
Custom made square edge vanity (5 colours to choose from)	●	●	□
China insert basin (oval) 3 tap hole	□	●	□
China counter top basin (round or square) 1 tap hole	●	□	□
Dual flush white W.C. and cistern	□	●	●
Dual flush white W.C. with ceramic cistern	●	□	□
Showerbase/s (900x900 or size to suit plan) (VIC/TAS only)	●	●	●
Bathroom and ensuite chrome cross handle taps and shower rose	□	●	●
Bathroom and ensuite Flickmixer taps and shower rose	●	□	□
Bathroom and ensuite accessories pack (towel rail, toilet roll holder)	●	□	□
Wall and floor tiles to all wet areas and kitchen splash back including wall adhesive and grout	●	●	●
Border tiles to match wall tiles in bathroom & ensuite	●	□	□
45ltr laundry tub and cabinet	□	●	●
Laundry bench cupboards (square edge) with stainless steel insert tub	●	□	□
Wall mount laundry tap set and washing machine cocks	●	●	●
Kitchen bench cupboards - square edge doors	□	●	●
- vinyl wrap doors	●	□	□
Postform kitchen benchtops to suit cupboards	●	●	●
Matching kitchen overhead cupboards (as shown on plan)	●	●	□
Pot draw (2 or 3 drawer unit to bench cupboards)	●	□	□
Single bowl stainless steel kitchen sink with single drain	□	□	●
Double bowl stainless steel kitchen sink with single drain	●	●	□
Chrome flickmixer tap to kitchen sink	□	●	●
Chrome side lever hob mixer tap	●	□	□
600mm electric under bench fan forced oven (stainless steel)	□	□	●
600mm electric under bench multi function oven (stainless steel)	□	●	□
600mm electric or gas hot plate (stainless steel)	□	●	●
900mm stainless steel upright electric oven and gas stove	●	□	□
Exhaust fan to kitchen with draft stopper	□	□	●
600mm stainless steel canopy rangehood	□	●	□
900mm stainless steel canopy rangehood	●	□	□
Dishwasher AAA rated with electronic controls	●	□	□

### Supplementary inclusions for two storey designs

- First floor joists, particle board floor & T/pine decking to verandahs.
- External T/Pine staircase (build on site) - (if shown on plan).
- Ballustrading 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 list
- Floor
- 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 to you a floor kit to suit your home. Please discuss this with your Sales Consultant.

### 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 here some of the more commonly asked for options and upgrades.

- 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')
- Termite treated H2 frames & trusses
- Steel frames and trusses (not available in Tasmania)
- Upgrade exterior claddings including brick
- Upgrade or add verandahs in various styles or widths
- Add carports or garages, either attached or freestanding
- Window upgrades such as changes in size, adding colonial bars or double glazing
- Timber paneling to dado rail height
- Oven and cook top appliance upgrades
- Kitchen cupboard and pot drawer upgrades
- Solar, electric or gas hot water systems
- High wind, bushfire and snow loading classification

### Energy Efficiency Ratings (EER)

To offer the lowest price, Kitome have incorporated many energy saving measures as standard. Depending on location and orientation, most Kitomes built on concrete slab will satisfy EER requirements with little or no modifications. On a timber floor some homes may not satisfy EER requirements, and will require additional measures such as double glazing to windows to obtain the rating. On supply of location and orientation details, Kitome offer an EER free of charge to customers purchasing Stages one and two.