



## Smart Homes - Sample Inclusions

Note: Each proposed home will have its own specified inclusions list.

### 1. Plans & Instructions including:

- Site Plan, Floor Plan, Elevations, Section, Post Layout Plan
- Engineering Certification with Foundation / Footing Details
- Assembly Manual

### 2. Modular Floor System – components include:

- Steel sub floor posts (Supagal SHS75x75x4mm) with laser cut plate attached
- Steel sub-floor bracing sets as specified
- Steel Bearers (Supagal RHS 125 x 75 x 3mm) assembled with welded joist hangers
- Joists (Supagal RHS 100 x 50 x 2mm) fixed to bearers
- Yellow Tongue structural sheet flooring - H2 treated – installed
- Cement Board to wet areas as specified

### 3 Deck Floor Goods – components include:

- Steel sub floor posts (Supagal SHS75x75x4mm) with laser cut plate attached
- Steel sub-floor bracing sets as specified
- Steel Bearers (Supagal RHS 125 x 75 x 3mm) assembled with welded joist hangers
- Joists (Supagal RHS 100 x 50 x 2mm) fixed to bearers
- 90x19mm standard or better grade, durability class 2 decking, attached to frame
- Hot dipped galvanised steel step stringers as shown on plans

### 4 House Wall Goods – components include:

- Pre fabricated steel wall frames to external walls, BHP ZINCALUME plates and studs, attached via hinge system to floor frames
- Pre fabricated steel wall frames to internal walls, BHP ZINCALUME plates and studs
- Steel corner posts (Supagal RHS 89 x 89 x 2mm)
- Building wrap (for the exterior side) for external walls.
- Weathertex™ Cladding (for the exterior side) for external walls

### 5 House Roof Goods – components include:

- Pre fabricated roof panels with lightweight steel beam ring frame and galvanised purlins
- ColorBond barge flashing and fascias as specified
- Metal ceiling battens
- Cement board 4.5mm Soffit lining installed on roof panels
- Thermal Reflective Foil insulation installed in roof panels
- Colorbond corrugated roof sheeting fixed to roof panels
- Colorbond gutter and fittings

### 6 Deck Roof Goods – components include:

- Steel deck posts (Supagal RHS 89 x 89 x 3mm)
- Pre fabricated roof panels with lightweight steel beam ring frame and galvanised purlins
- Colorbond corrugated roof sheeting fixed to roof panels
- ColorBond fascias\*
- Colorbond 150mm Smoothline gutter\* and accessories

### 7 Aluminium Framed Windows and Doors (to the exterior of the structure)

- Powder coated aluminium framed windows and doors – installed into wall frames with Finger jointed pine reveals
- Glass to same to be clear – excluding bathrooms, ensuites, toilets where glass to be obscure and laminated.

### 8 Insurance – whilst in the factory or in transit to site

### 9 On Site Assistance – for a specified set number of days at delivery of modules

#### Please note:

- Additional quotes can be given for hot dip galvanising on all or part of external steel
- All Seacove Homes can be Cyclone rated
- Various external cladding choices available – please ask for selections