



Inclusions and Exclusions for our Tiny Home Kits.

(Avocado, Poinciana, Grevillea)

Inclusions:

- Engineered Plans and drawings, and Form 15 Certificate.
- Stumps if required, (not required for concrete slab).
- Flooring system if required, (not required for concrete slab).
- Decking system if required, (not required for concrete slab).
- Steel Stud wall mainframe, steel trusses, steel internal wall framing.
- Thermal Break wrap – Reflecta Guard V2 Plus to external walls and roof.
- Bracing.
- Fibro cement sheeting to underside of eaves.
- Yellowtongue Flooring to Living Area, for use with flooring system not slab.
- All fixings.
- Roofing Iron to customer's choice of profile and colour, including flashings, barges and guttering.
- Cladding to customer's choice of profile and colour, including flashings.

Exclusions:

- Labour for Installation. We can quote for this.
- Council Approvals. We can arrange these for you, at your cost.
- Owner Builder course, permit and Homeowner Public Liability Insurance. We can assist with this process.
- Concrete slab if required. We may be able to arrange this.
- Post hole digging and concrete if required. We can arrange this, at your cost.
- Scaffolding, edge-protection etc. We may be able to arrange this, at your cost.
- Decking materials (ie treated pine).
- Windows, Doors and any security screens or flymesh. We have a contact at a glazier who can assist you with this.
- Plumbing work of any kind.
- Electrical work of any kind.
- Any Internal Fitout such as wall and floor linings, plastering, painting, tiling, cupboards, kitchen etc.