

# What is in a Customkit Kitset Pack?

Your kitset package arrives on site like a flat pack modular package ready to assemble!



YOUR KITSET PACKAGE ARRIVES ON SITE LIKE A FLAT PACK MODULAR PACKAGE READY TO ASSEMBLE!

Having the freedom of choice and flexibility of expression is one of the reasons more and more Customkit Buildings are being seen on the New Zealand landscape.

Building with Customkit offers you the ability to be hands on and involved in the project to whatever level you wish from design, during construction and right through to the finished product.

The kit package we supply will enable your builder to progress your home to a lock-up shell stage ready for final painting or staining.

From there the world is your oyster, internal decor and fit out are the making of any home and we find many of our clients relish the opportunity to be fully involved in this part of their project. Over the years we have seen some amazing creative flair and ideas come through with some spectacular results.

Once your building is to a lock up stage from the inside you will see bare frames which will be unlined waiting for the next stage.

## NEXT STAGE

Electrical wiring; plumbing and pipe work; insulation; internal doors; wall and ceiling linings moving through to finishing. The installation of kitchen, laundry and bathroom cabinetry and decoration.

## SUMMARY OF THE MATERIALS INCLUDED IN YOUR KITSET PACKAGE

### Building Consent Drawings

- A complete set of drawings and engineering with all associated specifications based on the relevant wind, earthquake and thermal zones ready for consent application.

### Builder's Bible

- A comprehensive set of detail drawings and assembly instructions (which we call our Builder's Bible) are supplied with your building to assist your builder with the project.



1. UNDER CONSTRUCTION | 2. ALL STRUCTURAL TIMBER REQUIRED FOR THE CONSTRUCTION OF YOUR BUILDING TO LOCK UP STAGE

## CONSTRUCTION MATERIALS

### Foundations & Subfloor

#### Concrete

- In most instances our buildings are designed for construction on a concrete floor however on some sites concrete is not practical and a timber flooring system will be designed. Customkit does not supply concrete floors as part of the package.

#### Timber Framed Floor Systems

- If your building is designed with a timber flooring system it is supplied with foundation piles based on a level site, timber subfloor framing, strand board flooring with all associated brackets and fixings. *(This does not include concrete for piles).*

### Decks

- Where timber floor system is used or in our two storey buildings there may be decks. Any decks are supplied using timber piling and framing treated to the correct standard for the application. Deck cladding is priced using 100x40 premium grade grip tread pine decking however other options are available. In supplying any imported hardwood decking materials we only use decking from a *(Verified Legal Origin)* VLO meaning sourced from areas where sound environmental forestry policies are practiced and where sustainable yield management of the region's forests is the aim.

### Feature Structural System

LVL or Gluelam portal and beam systems and exposed trusses where designed.

### Wall Framing

- Pre-cut and nailed wall framing, topping plates and ceiling strapping plus any other random timber required to frame to lock up stage.
- All timber is treated to a minimum grade of H1.2. Higher grades of treatment will be used wherever necessary and these will depend on your building location and application.

### Roof Framing

Our buildings are very often designed with a feature skillion/cathedral roof in the main living area with trusses to bedrooms and service areas. Using trusses in these areas does keep the cost down. The option of all trusses or all skillion/cathedral is entirely up to you the client.

- All skillion/cathedral roof structure is supplied using pre-cut purlins and rafters for easy on-site assembly
- All roof trusses are manufactured by certified truss manufacturers ready for erection on site.





## Cladding Options

- Historically most of our buildings have been clad with 12mm treated band sawn plywood battened at either 300mm, 400mm or 600mm centres with weather grooved cover batten over an approved cavity system. Today we are designing with a variety of other claddings both as complete cladding systems and as feature panels. Another very popular feature is picture frame window facings accentuating the joinery.

These claddings include:

- Triclad - which is another plywood board and batten system which allows us to clad with longer sheets thereby doing away with the horizontal flashing system required using conventional plywood sheathing.
- Bevel Back Timber weatherboard
- Cedar cladding
- Vertical colorsteel sheeting
- Axon Fibre cement sheeting
- And/or combinations of the above

*(Our standard brochure pricing is based on the band sawn plywood option battened at 400mm centres as a starting point).*

## Hardware

- The complete kitset package is supplied with all hardware and fixings that are required to construct your building to a lock up stage, including bolts, brackets, cleats, screws and nails etc.

## Roofing Options

- Our buildings are designed and priced using Endura long run Colorsteel roofing as our main roof cladding with a choice of corrugated or trapezoid profile options. (Colorsteel comes in a large range of colour choices)
- Roofing is supplied with all flashings and fixings including breather type roof underlay to the areas with ceiling linings. Unlined areas such as verandas and carports are not supplied with underlay unless specifically requested.
- An upgrade to Colorsteel MAXX is required in sea spray zones and geothermal areas.

## Rainwater Systems/Spouting

- All our buildings are priced with Marley PVC Typhoon spouting system supplied with all brackets, fixings, rain heads and down pipes.

*(The Typhoon system comes in a range of 5 colours, Black, Ironsand, Grey Friars, Copper and Titanium).*

*NB: Colorsteel spouting may be required if there is a snow loading an issue.*

## Garage Doors

- We supply a range of garage doors, roller doors, sectional doors as well as timber barn doors. *(When using timber barn doors bear in mind that they are hinged and do not support automatic door opening systems.)*

## Windows & Doors/Joinery

- In all our initial pricing our joinery is double glazed using either VANTAGE aluminium or FIRST aluminium residential suites in their standard powder coat colour range. We have an upgrade option to the Metro Suite available should you choose.
- In very high and extra high wind zones upgrading to the Metro Suite becomes a code requirement. The joinery is supplied with all head flashings, sill flashings and associated hardware for installation.
- Buildings are priced using Latitude entrance doors with 4 point lever lock system.
- All other hinged doors in your building use the 4 point Lever Lock system with a snib interior and Keyed Exterior.
- All doors are keyed alike for simplicity.

## EXCLUSIONS

The following is not included in your kitset package:

- Resource Consent costs
- Geotechnical Report
- TP58 sewerage and storm water designs
- Building Consent Fees
- Preparation of documentation for any Resource Consents required
- Site Works; - site access and vehicle crossings, site excavations, storm water drains, sewer and septic systems, power, phone and water to site
- Insurance
- Concrete floor
- Labour to lock up stage
- Electrical - internal and external - labour, wiring, fixtures and fittings
- Plumbing - internal and external - labour, pipework, fixtures and fittings
- Sewerage system and drainage
- Water tanks, pump and storm water system
- Insulation
- Internal doors
- Interior wall and ceiling linings
- Skirting, scotia and finish lines
- Wardrobes and cupboard fit-out
- Kitchen cabinetry, fit out and appliances
- Bathroom cabinetry, fittings and fit out
- Laundry cabinetry and fit out
- Painting and decorating - exterior and interior
- Floor Coverings
- Labour to complete