




THE  
SHED  
HOUSE



Turn Key  
Inclusions

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# CONTENTS

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LOCK UP INCLUSIONS	5-10
DECKING AND BALUSTRADING	11
PAINT AND INTERNAL FINISHES	12
SKIRTING, ARCHITRAVE & CORNICE	12
MAIN FLOOR FINISH	13
INTERNAL DOORS AND HARDWARE	14
ELECTRICAL	14
KITCHEN	15-17
BATHROOMS AND POWDER ROOM	18-19
LAUNDRY	20
BEDROOMS	21
INCLUSIONS & WARRANTY GUIDE	22-25

## THE SHED HOUSE QUALITY INCLUSIONS

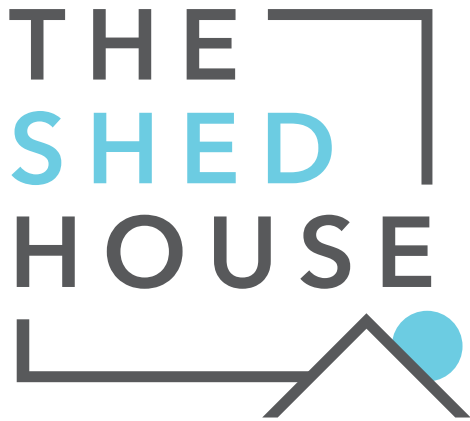
The Shed House offers **quality inclusions** throughout our homes. Sourcing all of our materials from **local** manufacturers and suppliers. Scroll down to find out more.

## THE SHED HOUSE DIFFERENCE

Our **unique** approach to design and engineering of steel frame homes allows us to think outside the box when **designing your home**. Combining steel framing typically used in sheds with traditional house framing we can achieve **large open spaces**. Perfect for seamless indoor /outdoor living to enjoy our **beautiful** local climate.

3





## Bring your Shed House dream to life!

The Shed House chooses to use TRUECORE® steel for its frames. So you know your frame will stand the test of time. Check out page 5 for more information.

COLORBOND® steel is strong and secure. With 22 products to choose from it's a cost effective prefinished product to roof and clad your new home with. Check out page 7 for more information.

The Shed House prides itself on sourcing high quality, locally manufactured materials. We also like to encourage the use of environmentally sustainable building products and smart building design to minimise impact on the environment. Ask us for more information about how we can design an off grid or eco home for you!



# STANDARD INCLUSIONS - LOCK UP

*The concept of Lock up is for The Shed House to complete the buildings external structural works. The building will be water tight for you to commence internal works, after achieving all relevant approvals.*

## The Frame

Each Shed House frame is locally manufactured using TRUECORE® steel. Our frames come prefabricated allowing for quick on site construction and come with pre-punched service holes making it easy for the plumber and electrician.

A Shed House frame is straight and true, will stand the test of time and is termite and borer proof.



## Roof Line Options

We offer either Gable or Skillion roof styles as standard with 600mm eaves. Custom roof styles are available on request.



Gable



Skillion

## Aluminium Windows and Doors

All glass sliding windows and glass sliding doors supplied meet Australian standards and are available in a wide range of powder coated finishes. They come with fly screens as standard or you can upgrade to security screens. BAL rated windows and screens are also available for an additional cost.



Window Handle



Door Handle



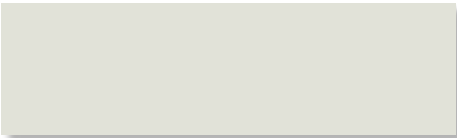
BLACK (S)



MONUMENT (M)(C)



WOODLAND GREY (S)(C)



SURFMIST (S)(C)



PEARL WHITE (G)



DUNE (S)(C)



PAPERBARK (S)(C)

**LEGEND:**  
(C) COLORBOND® Steel  
Colour  
(G) Gloss  
(M) Matt  
(S) Satin

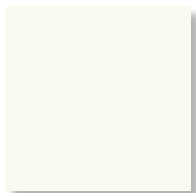
Colours may vary due to monitors,  
lighting conditions and print  
processes.

## External Cladding and Roofing Options

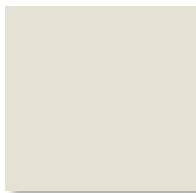
You have the choice between Corrugated or Trimdek cladding. Our cladding comes with a complete warranty, and will stand the test of time in the tough Australian climate.



Custom Orb



DOVER WHITE®



SURFMIST®



SOUTHERLY®



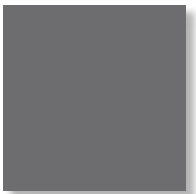
SHALE GREY®



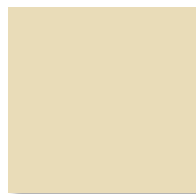
BLUEGUM®



WINDSPRAY®



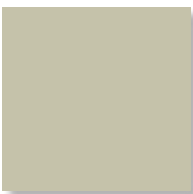
BASALT®



CLASSIC CREAM®



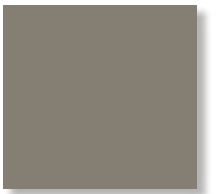
PAPERBARK®



EVENING HAZE®



DUNE®



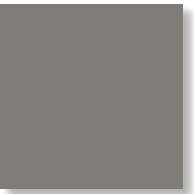
GULLY®



JASPER®



MANOR RED®



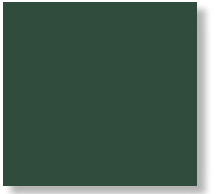
WALLABY®



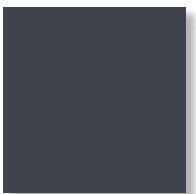
WOODLAND GREY®



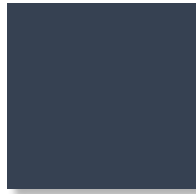
PALE EUCALYPT®



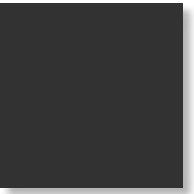
COTTAGE GREEN®



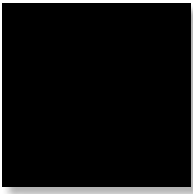
IRONSTONE®



DEEP OCEAN®



MONUMENT®



NIGHT SKY®

# Colorbond®

Colours may vary due to monitors, lighting conditions and print processes.

## Gutters, Fascia and Barge

Available to match the roof colour (or different if you would prefer). Please refer to the colour selection document for full colour selection options. We offer the Trimline slotted gutter, the Novaline fascia and 90mm white PVC downpipes (un-painted) as standard.



## Soffit Board

In the standard 600mm width, to line the eaves of your external roof frame.



## Timber Entry Door

If your plan calls for a timber entry door, our standard inclusion is for a pre-primed, moulded panel solid core door. We will also include an entry lock for security.

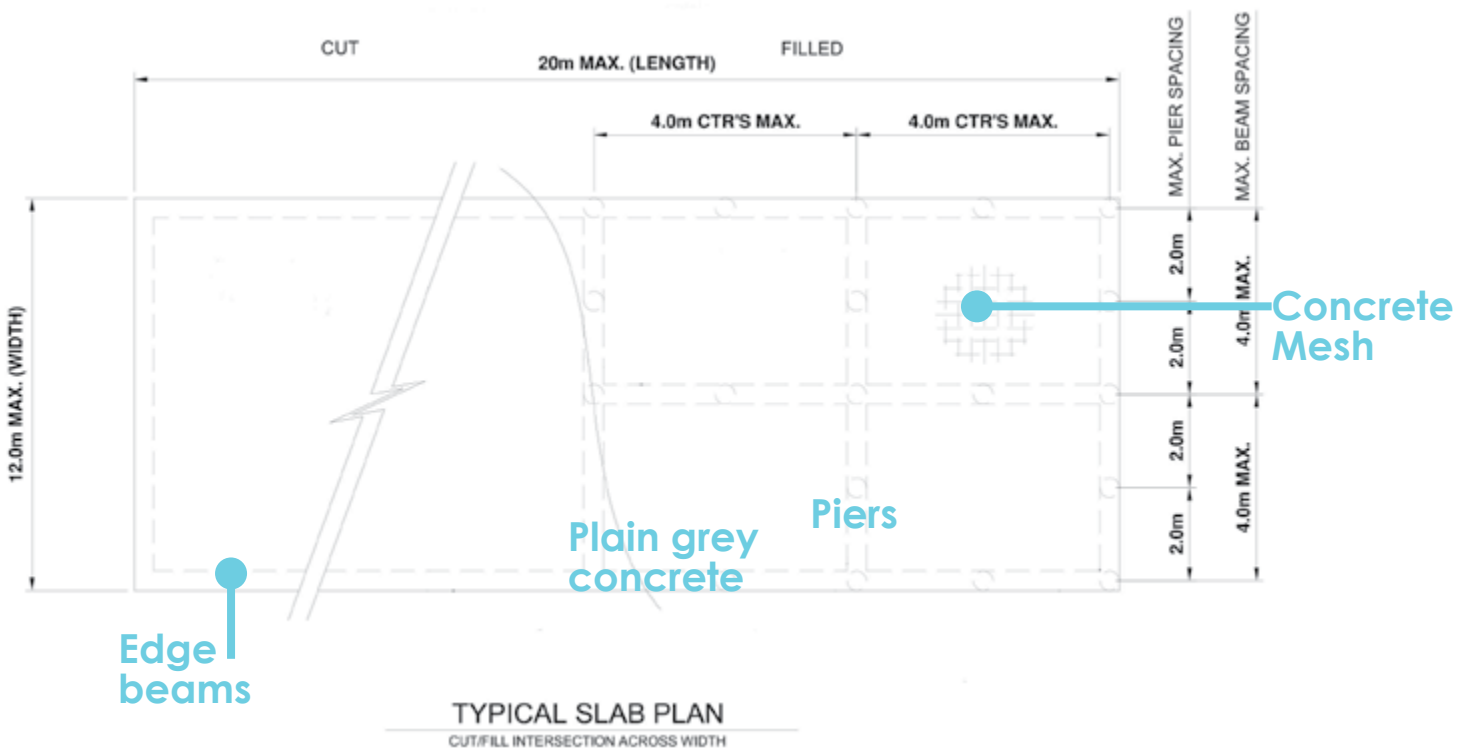
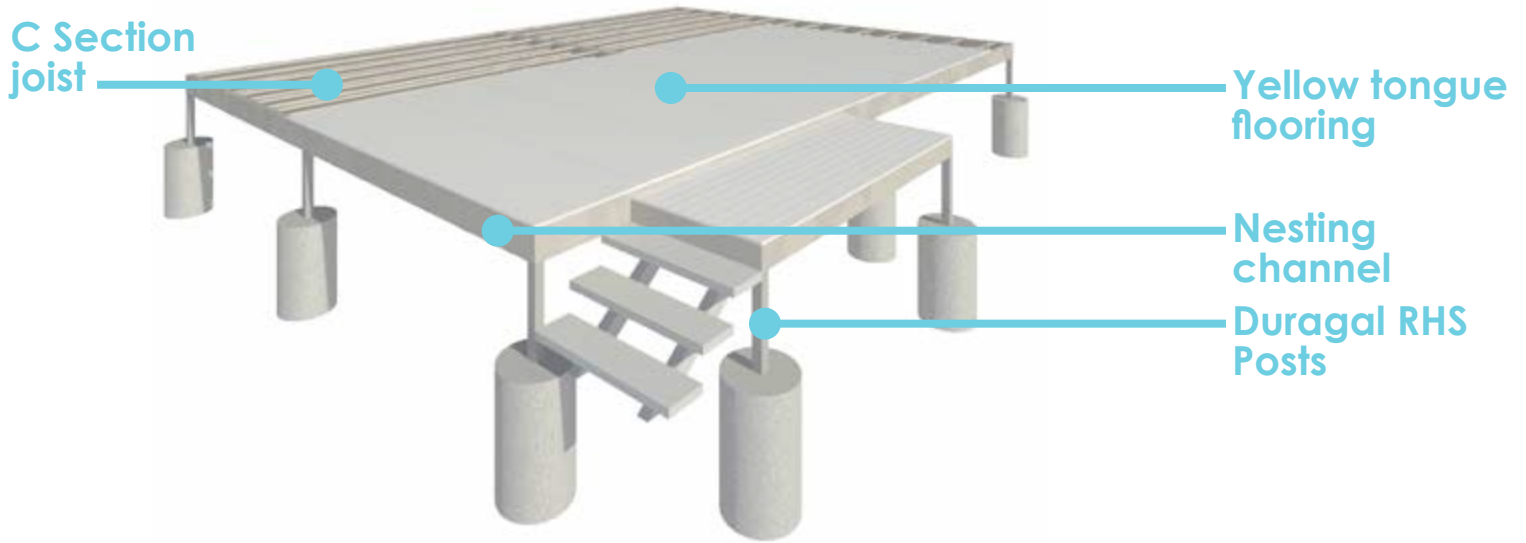
*Note - door and lock type subject to availability.*





## Flooring Systems and Concrete

Our standard pricing includes concrete slab base, but we do also offer the option to construct our home on a floor system. Our floor systems are perfect for sloping blocks.



The Shed House can design and engineer your floor system or concrete slab to suit your soil type and new home design.

## Insulation

Insulating your home is a great way of increasing comfort levels through the seasonal weather changes. As standard, we offer roof blanket and wall sarking. Your energy efficiency report will state exactly what insulation your home requires.



Earthwool 55mm Roof Insulation or 7mm Thermalbrane

- Space Blanket is non-combustible and is suitable for use in residential dwellings
- Heavy duty foil facing
- Earthwool R-1.3 blanket
- Suitable for timber or steel frame roofs
- Non-combustible glasswool insulation
- Low VOC

Ametalin Silverwrap is a 97% reflective, pliable building membrane. It is an excellent barrier to radiant heat, enhancing the energy performance and thermal comfort of a building, while providing a physical barrier layer to protect against water and air infiltration.



Want to know more about our inclusions? Make an enquiry with us today. Please refer to the full inclusions list at the end of this document for more information.

# STANDARD INCLUSIONS - TURN KEY

*The concept of Turn Key is for The Shed House to complete the building ready for you and your family to move in. All you need to do is unpack!*

## Decking and Balustrading

As standard, The Shed House allows for decking and balustrading on all Turn Key Projects, where you opt for a suspended floor build. The price is quoted based off the plan size.



90mm Hardwood decking boards

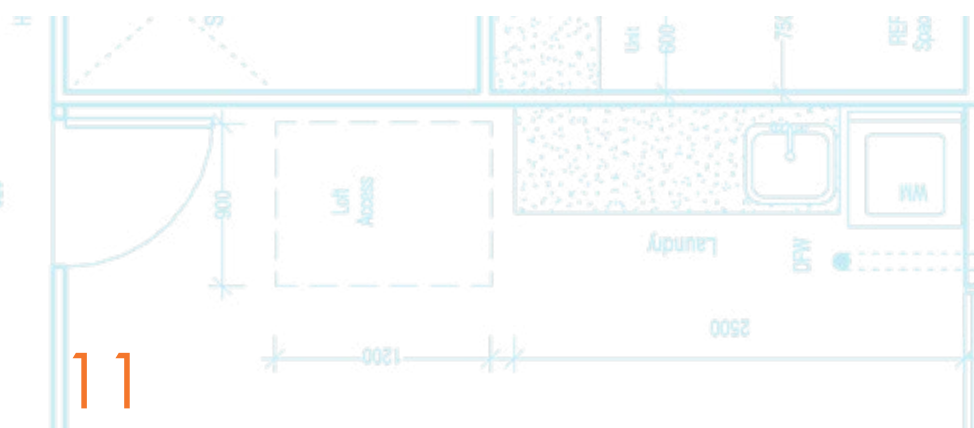


240 x 900mm Hardwood tread with steel stringers for stairs



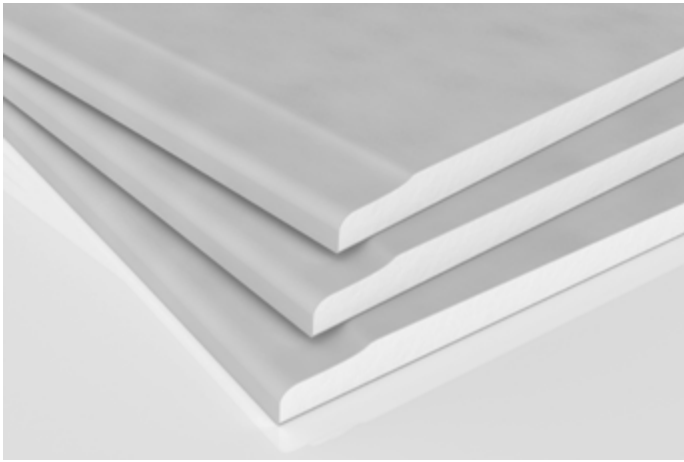
Stainless steel wire balustrade when less than 4m from ground level

Stainless steel wire with hardwood hand rails to stairs

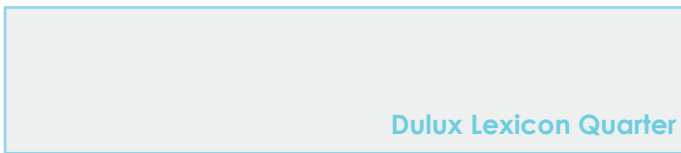


## Paint and Internal Finishes

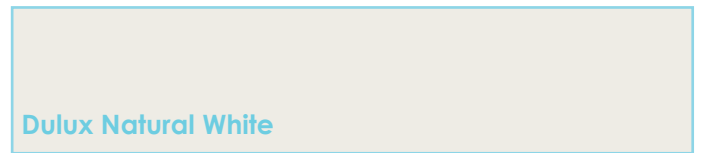
We line all homes with 10mm plasterboard to the main living areas and 6mm villaboard to all wet areas and behind the kitchen splashback.



You can choose between two Dulux paint finishes for your entire home. We specify a two coat system of wash and wear paint for maximum durability for the life of your home.

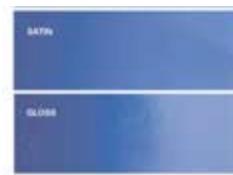


Dulux Lexicon Quarter



Dulux Natural White

You also have the choice between Satin or Gloss for the doors, skirting and architraves. Satin being the most popular, while Gloss is traditionally found in old Queenslander style homes.



## Skirting, Architrave and Cornice

The timber Skirting and Architrave will be pine, pre primed and pencil edge for a sleek finish. We allow one size throughout for consistency. The cornice profile was specially selected for its minimalist aesthetic, and will complement most designs.



42 x 11 Skirting Profile



42 x 11 Architrave Profile



90mm Cove Cornice



## Main Flooring Finish

We understand that everyday living can take its toll on our floors. That's why we allow for a hardwearing and durable vinyl plank option. Our range provides the style and durability you need for your home. This flooring will stand up to almost anything you can throw at it, with high density panels and melamine finish. The hygienic surface does not hold onto dirt or bacteria and provides a low maintenance surface your family can live with.

We have 10 colour options in our range. The boards are 5mm thick, 1219mm long and 178mm wide, this flooring also comes with a 25 year warranty.



Camden



Kensington



Park Lane



Westminster



Lancaster



Oxford



Imperial



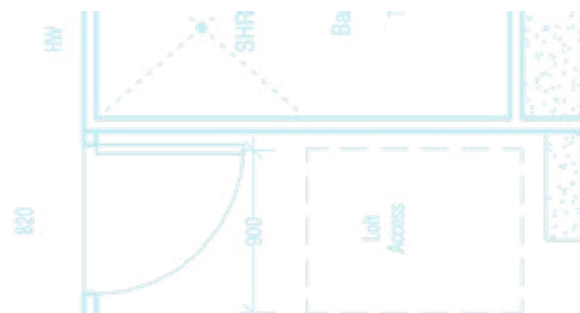
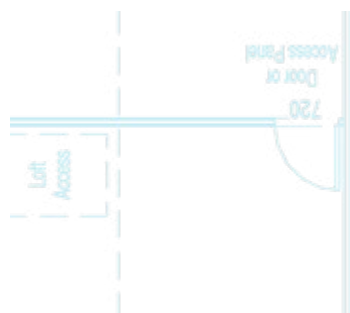
Marble Arch



Fleet Street



St James



## Internal Doors and Hardware

Sometimes simplicity is best. The standard inclusion is for a 820mm wide honeycomb flush panel door to all swing and cavity slider doors, with a handle to suit the application. Each master bed and bathroom will be fitted with a lockable handle.



820 x 2040 Pre primed door



Passage Door Handle

brushed nickel



Lockable Door Handle

brushed nickel



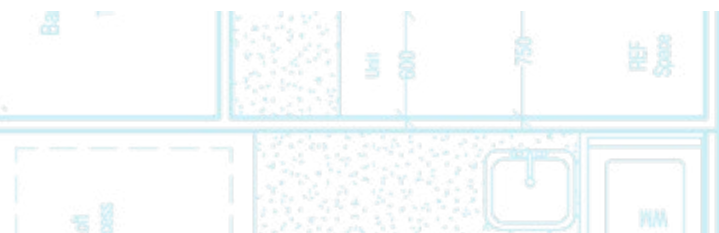
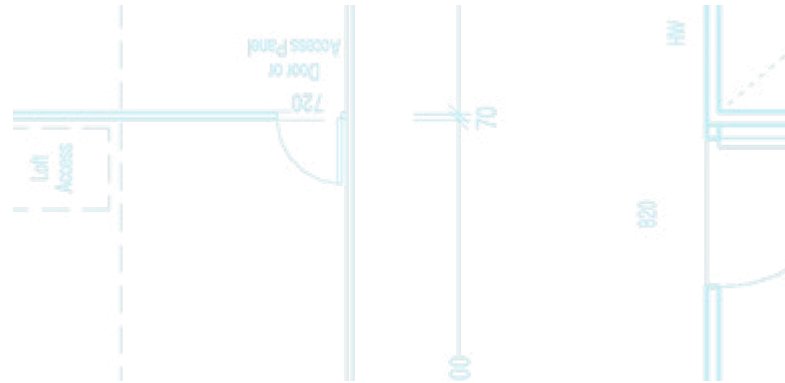
Door Stops

## Electrical

LED downlights and double powerpoints are included throughout, and placement is discussed during the construction stage with the electrician to ensure everything is exactly where you need it! *Please note types subject to availability.*



LED Ceiling Lights



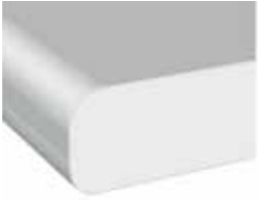
Double Powerpoints

## Kitchen

Cabinetry will be designed based on your plan. Appliance selection and inclusion will also be decided based on your plan. Smaller plans may not require a full appliance package, unless requested. There are two entry cabinetry finishes to choose from, and multiple bench finishes to select. Optional overhead cupboards.

### Benchtop Finishes

All Laminate benchtops are 30mm thick, with the choice of two edge profiles



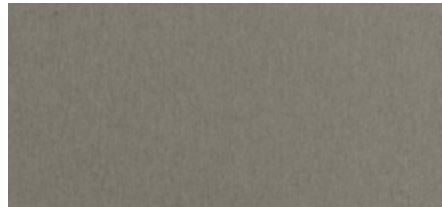
10mm Radius  
Benchtop Profile



Square Edge  
Benchtop Profile



Concrete Stone



Moose



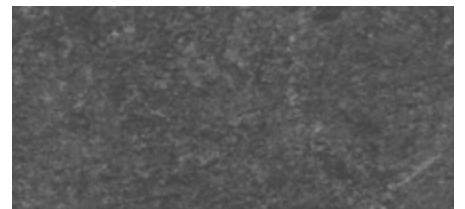
Fresh Snow



Terrasphere



Raw Zinc



Jordan Stone



Elemental Ash



Urban Pezzato



Ebony Oxide

More finishes are viewable on the [Laminex website](#).

## Cabinetry Finish Options

You have a choice between two standard white colours - each to correspond with the Dulux internal paint selection. The cabinetry colour is available in either a satin, gloss or silk finish. We allow for one colour to all kitchens.

**Polar White**, Satin, Gloss or Silk finish  
to match Dulux Lexicon Quarter

**Parchment**, Satin, Gloss or Silk finish  
to match Dulux Classic White

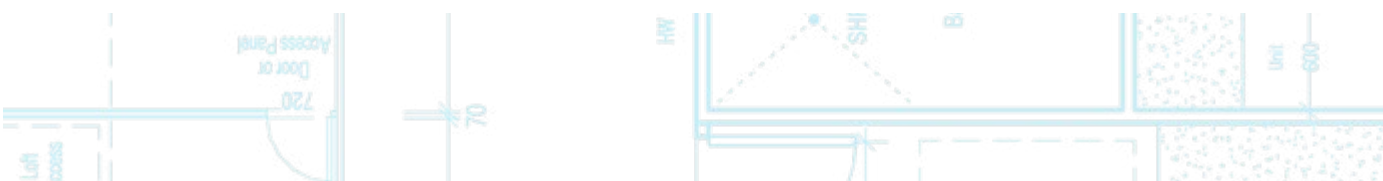
More finishes are viewable on the [Laminex website](#).



**Brushed Stainless Steel Round Bar Handle**



**200x300 Cushion Edge White Gloss Splashback**  
600mm high





## Appliance Options

We offer the below inclusions as standard. All of our appliances are subject to availability. We install only premium brands, to suit each individual clients' needs.



**Cooktop 60cm - Electric**  
Quality European brand



**Oven 60cm**  
Quality European brand

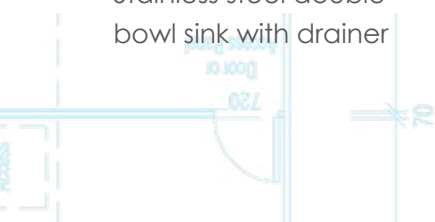


**Kitchen Mixer**  
5 star with chrome finish

**Kitchen Sink**  
Stainless steel double bowl sink with drainer



**Rangehood 60cm**  
Quality European brand



## Bathrooms and Powder Rooms

Each Bathroom will be unique to your plan and will have a standardised finish. Some items may not be applicable depending on your design.



**900mm x 900mm Shower Screen  
and tiles to shower walls**



**Shower Rail**  
5 function, 3 star  
rating, 600mm  
rail with chrome  
finish and soap  
holder



**Shower & Bath  
Mixer**  
With chrome  
finish



**Bath Spout**  
With chrome  
finish



**Freestanding bath (builders  
range)**

### Wall Hung Bathroom Vanity

With top mount sink and tall mixer



**Basin Mixer**  
4 star rating with  
chrome finish

**Mirror to Suit  
Vanity**  
Flat edge finish



**Toilet**

Dual flush, 4 star rating, soft close seat with vitreous china pan and cistern



**Roll Holder**  
With chrome finish



**600mm Towel Rail**  
With chrome finish



**300 x 600mm Cushion Edge Floor Tiles**

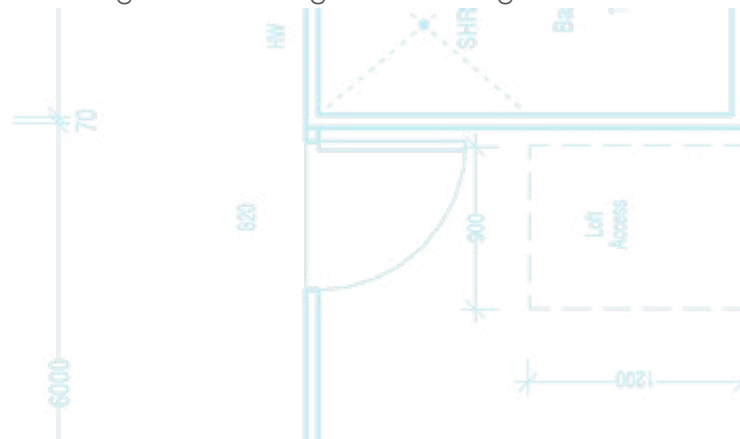
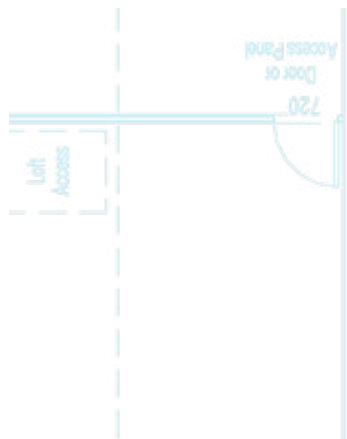


**200 x 300mm Cushion Edge Wall Tiles, applied to:**

- Splashback behind vanity (1 row high)
- Bath tub nib wall and bath tub splash (if applicable to your plan)
- Shower base and entire bathroom / WC floor
- Skirtings at 150mm high to remaining walls



**Floor Waste**  
With chrome finish



## Laundry

The Laundry is a very integral part of the home, and we have included all of the necessities.



**42L, 600mm Laundry Tub and Cabinet**



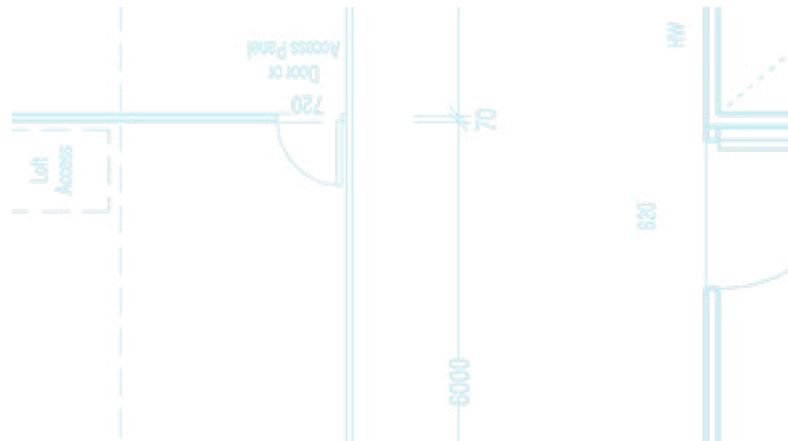
**Laundry Mixer**  
5 Star with chrome finish



**Washing Machine Taps**  
With chrome finish



**200x300 cushion edge White Gloss Tile Splashback**  
1 row high



Incorporating the laundry into your bathroom is a clever way to maximise your space and keep the cost of waterproofing and plumbing to a minimum.



## Bedrooms

We ensure all storage and comfort is taken care of, with ample built in robes and premium carpets as standard.

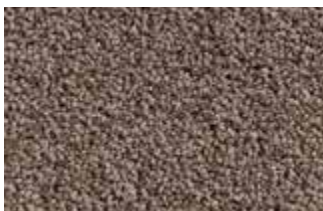
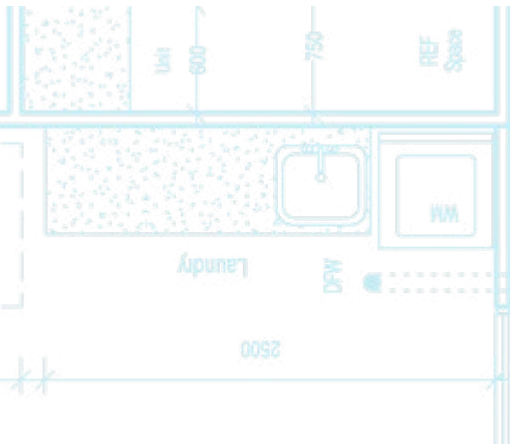


Melamine Robe Shelf and SS Rail  
1800mm wide



Wardrobe Sliding Doors - 1800mm wide 2 Panel System

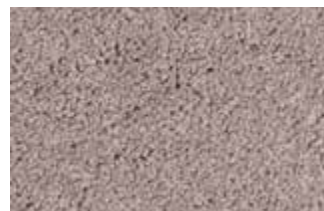
- 2 Panel System will suit any bedroom size
- Door finish - aluminium white powdercoated frame, with white melamine door front and back.



Rivers Edge



Boulder Grey



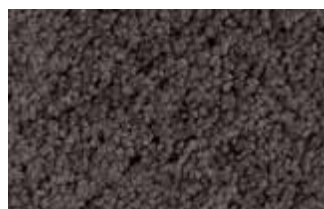
Sand Trail



Alabasta



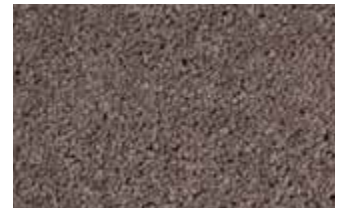
Bunkhouse



Muddy River



Silica



Bearskin

### Carpet Finishes

This bold, hardwearing synthetic twist cut pile carpet is very durable and able to withstand active living. The fibres maintain a unique resistance to pile crushing meaning the carpet will retain its look and finish for longer, making it ideally suited to active family living. The fibres are also less likely to shed with wear, reducing the need to vacuum. All carpets are installed with a 9mm underlay for comfort.

**Remember we can customise our kits to suit you. Here is a guide of what we include.**

## **KIT INCLUSIONS**

- Frame engineered to N3 wind rating – Form 15
- TRUECORE - Steel frame –
  - Prefabricated wall frames
  - Prefabricated roof trusses or rafters
  - Ceiling battens
  - Roof battens
  - Frame hardware
- 2.4 high ceilings
- 600mm eaves
- Corrugated roof sheets
- Corrugated wall sheets
- Colour matched guttering and flashings
- Aluminium windows and doors
- Timber entry door
- Soffit board to eaves only (not verandah ceilings)
- Roof blanket insulation
- Wall sarking

## **LOCK UP INCLUSIONS**

- All kit items constructed on your site

- Form 15 concrete slab designs
- Class 1A compliant concrete slab (subject to soil conditions)

## **OPTIONAL UPGRADES**

- Suspended floor system
- Raked ceiling
- Patio roof
- Delivery to site to be quoted

## **EXCLUSIONS**

All items not mentioned above.

**For clarification on kit only and lock up options please talk to our team today.**

**Struggling with Design and Approvals? We can help! Add on our Getting Started Package.**

- Architectural Design
- Energy Efficiency
- Building Certification
- Plumbing Approval
- Soil Testing and Slope Stability
- Waste Water Design
- Bushfire Reports
- Site Survey

### THE ESSENTIALS

- Architectural design
- Energy efficiency
- Building certification
- Plumbing approval
- Soil testing
- Structural engineering – form 15 – N3 wind rating
- Footing, frame and completion inspections
- Preparation of building contract and selections document
- QBCC insurance and QLeave

### LOCK UP CONSTRUCTION

- TRUECORE - Steel frame
- Prefabricated wall frames
- Prefabricated roof trusses or rafters
- Ceiling battens
- Roof battens
- Frame hardware
- 2.4 high ceilings
- 600mm eaves
- Corrugated roof sheets
- Corrugated wall sheets
- Colour matched guttering and flashings
- Aluminium windows and doors
- Timber entry door
- Soffit board
- Roof blanket insulation
- Wall sarking
- Construction of the above items
- Class 1A concrete slab – subject to engineering design

### INTERIOR

- Wall and ceiling batt insulation
- Quality vinyl planks throughout

### KITCHEN

- Quality Laminex finishes to doors and panels
- 30mm Laminate benchtops
- Single stainless steel sink
- Whiteboard shelving inside cabinets
- Cupboard and drawer units as per kitchen design
- Fridge space
- Flick mixer tap to kitchen
- 600mm builders range underbench electric oven
- 600mm builders range electric cooktop
- 600mm builders range rangehood
- Tile splash back following benchtops

### BATHROOM AND LAUNDRY

- Ceramic dual flush toilet suite
- Builders range roll holder and 600mm towel rail
- Flick mixer to laundry sink with 42L utility sink
- Pivot shower screen - set size
- Vanity basin in bathroom/s
- Tiles to floor, skirting tiles and ties to bath area (including nib wall and bath splash)
- Tiled shower and walls
- Tiled vanity splashback

### BEDROOMS

- Built-in robes with hanging rail, 3 shelves
- Vinyl finish sliding doors

### ELECTRICAL AND PLUMBING

- All electrical and plumbing complete within your home
- Double power points throughout
- Switch board with circuit breaker fitted for safety

- Smoke alarms connected to mains supply with backup power supply
- Electric hot water unit, size based on individual requirements
- One weatherproof double powerpoint, outdoors
- TV aerial point
- LED downlights throughout
- Exhaust fan to bathrooms and toilet

#### **LOCKUP AND DELIVERY**

- Final internal clean before handover

#### **OPTIONAL EXTRAS AND UPGRADES**

- Stone Benchtops to kitchen
- Dishwasher
- Tinted windows
- Weathertex or James Hardie Scyon Cladding
- 2550mm or 2700mm ceiling height
- Raked ceilings
- Square cornice
- Additional down lights / powerpoints / exterior sensor lights
- Full height tiling in wet areas
- Concrete driveways and pathways
- Additional shelving to wardrobes
- Ceiling fans and air-conditioning

#### **FLOOR SYSTEM INCLUSIONS - BY REQUEST**

- Steel floor system
- Hardwood decking
- Stainless steel wire balustrade
- Galvanised stair stringer
- Hardwood stair treads

#### **EXCLUDED ITEMS**

We shall discuss the below items once we have completed a site assessment and discussed your specific needs.

- Slope Stability
- Waste Water Design
- Bushfire Reports
- Site Survey
- Town planning and council relaxation fees
- Crane hire and scaffolding
- Window furnishings
- Water tanks and pumps
- Waste water treatment systems
- Stormwater connection
- Mains electrical power connection
- Sewer line connection
- Gas connections, gas supply
- Rock excavation and site clearing
- Landscaping, access driveways and retaining walls
- Perimeter subfloor skirting
- Temporary power, site toilet and security fencing

# CARE AND WARRANTY GUIDE

*The Shed House have all of your products covered, with the correct advice. Follow all of the links to register your warranties and find out more about the product warranty conditions.*

## **TRUECORE® Frame**

Upon registering your build and warranty with Bluescope as an Owner Builder, your warranty is eligible and stands for up to 50 years for framing depending on the product type and location of the build - for example a coastal environment will lessen the warranty time. Find out more information [here](#). Follow the link and register your warranty.

## **G James Windows and Doors**

All windows and doors supplied and installed by G James are guaranteed against defects arising from faulty workmanship or materials for a period of 7 years from the invoice date of the goods subject to conditions. Read more [here](#).

## **Colorbond® Cladding and Roofing**

All Colorbond roofing is warranted for up to 36 years and walling for up to 15 years. Depending on the product type and location of the build - for example a coastal environment will lessen the warranty time. Find out more information [here](#). Follow the link and register your warranty.

## **Colorbond® Gutters and Fascia**

All Colorbond gutter and fascia materials are warranted for up to 20 years. Depending on the product type and location of the build - for example a coastal environment will lessen the warranty time. Find out more information [here](#). Follow the link and register your warranty.

## **Soffit Board**

Included with a 10 year warranty on the material, when installed correctly and to the extent set out in James Hardies published literature current at the time of installation. Read about the correct installation method [here](#), and the warranty terms and conditions [here](#). Warranty begins from purchase.

## **Entry Door and Lock**

Hume entry doors are supplied with a replacement guarantee should the product fault or a major failure become apparent. Read more about the terms [here](#). The same rule will apply to the entry lock.

## **Insulation**

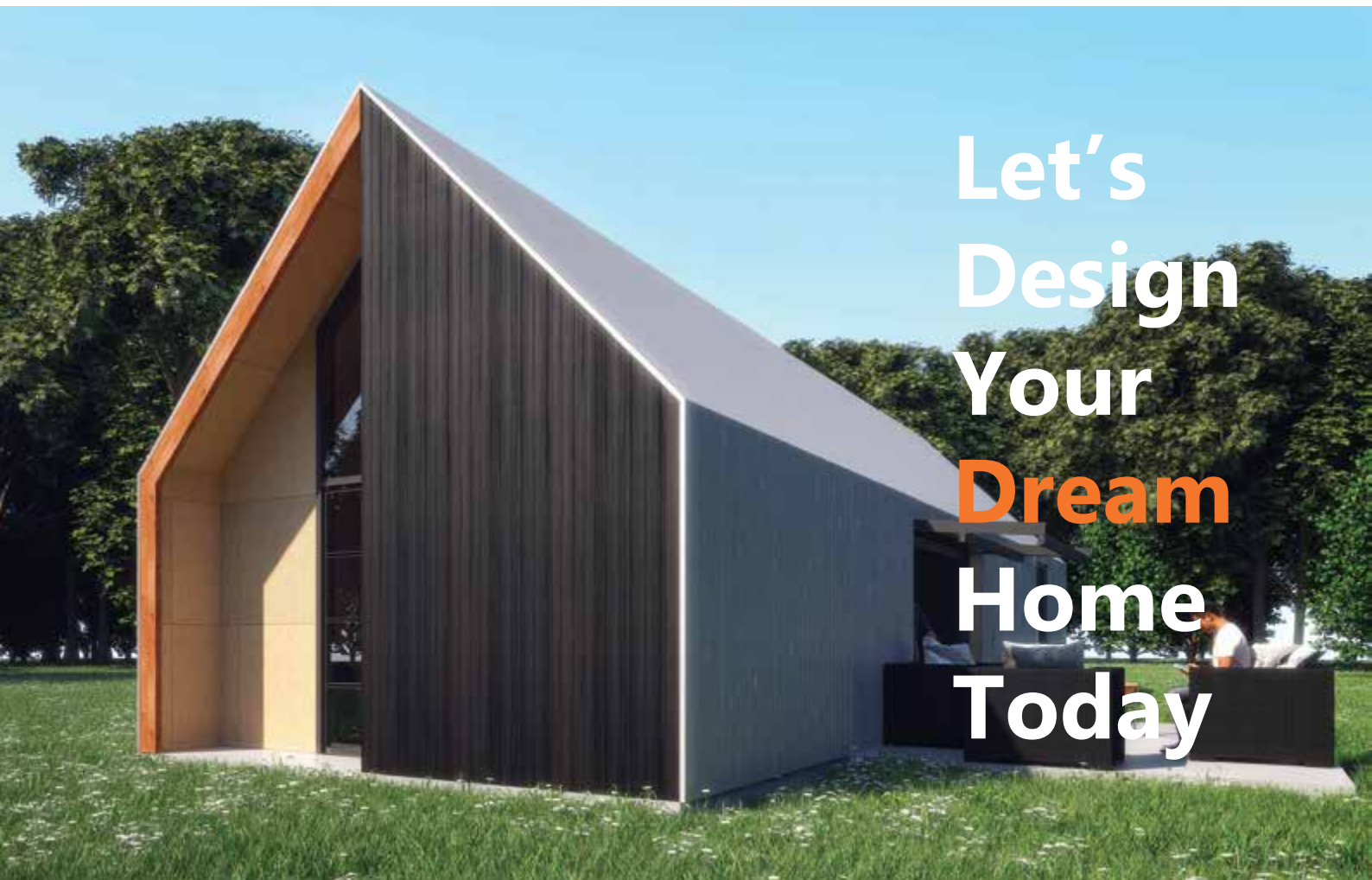
Earthwool 55mm Roof Insulation comes with a 50 year warranty when used for the intended purpose, installed correctly according to instructions, tested in accordance with AS rules and maintained correctly. Read more [here](#). Warranty begins from purchase. Ametalin Silverwrap and Ametalin Underfloor insulation come with a 25 year product warranty, when installed correctly, not disturbed or damaged and in the correct environment. Read more [here](#).



We are a **family owned** and operated small business, located on the Sunshine Coast. Our dedicated team of **local** builders, architects, interior designers and other professional trades people provide you with sound advice and quality workmanship. We take **pride** in building unique living alternatives for our local communities.

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