

WHAT IS INCLUDED IN BALI PREFABWORLD'S PREFABRICATED HOME KITS

- Floor main- and sub beams (joists), columns, pedestals, floors, sidings, roof trusses, interior roof cladding, roof decking, PVC gutters and downspouts, standard doors and windows with or without glass, bathroom and toilet ceilings, bedroom ceilings, stainless steel (grade 304 or 316) or galvanized fixtures, stainless steel or copper standard hinges, locks and handles, veranda railing (if any), veranda stair (if any), hurricane anchors (if required), wood protection (acrylic coating), termite protection (depending on the build option), warranty certificate,
- Full set of design drawings ready for submittal to the Building Authorities or Counties,
- 3-D assembly manual + detailed assembly drawings),
- Full coordination with a local PE engineer for the structural engineering, provided such engineer is engaged by the client, otherwise refer to (1)
- Detailed architectural drawings (2),
- Detailed shallow footing foundation drawings (3),
- Free of charge advice via e-mail during the re-assembly process should this be required.

WHAT IS NOT INCLUDED (can be added against a variation order)

- Any other type of material than mentioned as per our standard material options in the standard specifications),
- Simpson foundation strips (4),
- Insulated glass, tempered glass, beveled glass, stained glass or any other type of glass, except for the glass referred to in our standard specifications (see link above),
- All of our designs are based on the use of shallow concrete foundation footings. We can provide a foundation advice in the event that such shallow footings is not a viable option (2),
- Stilts for elevated houses (often used for higher ground above flood waters or for split level houses),
- Electrical conduits, switches and sockets,
- Potable water and sewer lines (PVC),
- Pools, septic tanks and cistern designs (can be prepared against a variation order),
- Wall and/or roof insulation (except for the compulsory roof insulation for Hawaii),
- Furniture,
- General cabinets, wardrobes, cupboards, vanities,
- Kitchens),
- Kitchen and bathroom appliances,
- Any type of window or door shown on our standard drawings deviating from its measurements,
- French polishing for the interior,
- Bali style carvings,
- Structural analyses and calculations (1),
- Involvement of a local PE engineer or architect to rubber stamp the plans,
- Additional drawings, not part of our standard package (such as a master plan),
- Hardware other than used for our standard package,
- Electrical and/or plumbing design (5),
- Landscape design,
- Ceilings in addition to those mentioned in the standard specifications (see link above),

- Partitions in addition to those shown on the standard drawings,
 - Change of bamboo bathroom/toilet ceilings into rattan or hardwood ceilings,
 - Structural and/or architectural changes and/or additions,
 - Shipment (a shipping quotation can be submitted by our cargo forwarder),
 - Re-assembly at client's end (a small team can be outsourced to help and advise on the re-assembly at your end).
- (1) Our company can prepare a static structural calculation when a County or Building Authority requires so. The calculation will include an analysis for hurricane wind force and/or earthquake force, if applicable for that region. The structural calculation will be based on the latest USA Building Codes (IBC 2009, International Building code and the IRC 2009, the International Residential Code). The structural calculations for the USA need to be verified by a PE engineer, updated and/or modified if necessary and rubber stamped.
- (2) Depending on the local regulations, a local architect may need to be engaged as to verify our drawings to fully comply with the local codes and regulations. The architect will update and/or modify the drawings, - if so required -, and rubber stamp them. The costs for the review and rubber stamping will be borne by the client. Our standard drawing package ready for submittal to a Building Authority, County or local architect will include but not be limited to the following drawings:
- a. Cover sheet,
 - b. Master plan (needs to be made against a variation order),
 - c. Architectural site and landscape plan (landscape plan needs to be made by others),
 - d. Foundation plan and details,
 - e. Main floor joist plan (and second floor joist plan, if applicable),
 - f. Main floor plan (and second floor plan, if applicable),
 - g. Reflected ceiling plans,
 - h. Door and window schedule,
 - i. Cross sections (could be more than 1 drawing),
 - j. Roof trusses plan and details (could be more than 1 drawing),
 - k. Elevations (could be more than one drawing),
 - l. Structural drawings and details (subject to (4), see below),
 - m. General details,
 - n. General notes,
 - o. Electrical plan (against a variation order. Also see (5) below),
 - p. 3-D isometric,
 - q. Full render.
- (3) We will only submit shallow footing foundation drawings, assuming the building subsoil is strong enough to safely carry such shallow footing foundation. If the event that the subsoil is not strong enough and requires a more sophisticated approach, we are well able to design such against a variation order.
- (4) We do not supply Simpson strips and its fixing bolts. We will advise on the type and the required volume. Client may purchase these strips and install them following our assembly instructions.
- (5) To this end the client needs to submit a sketch or drawing showing the locations of sockets, switches, water and sewer tap-ins.