

Items included in our Standard Projects:

- Seasoned Merbau/Bangkirai hardwood structural elements
- Hardwood Flooring & Decking (Kiln Dried)
- Hardwood Doors & Windows (Kiln Dried)
- Hot Dipped Galvanized bolts
- Glass
 - 6 mm Tempered *(For projects not based in hurricane prone locales)*
 - 13mm Laminated Tempered Safety Glass *(For Caribbean & Florida based projects)*
- Fine sanding finish for all visible structural members
- Clear water-based Finishing layer for all visible structural members
- Roof Underlay: Plaited Bamboo (Bedeg) or Woven Rattan (Lampit)
- Complete set of 2D & 3D Assembly plans, drawings and item lists
- Assembly photos of Indonesian Pre-Assembly

Additional Items/Services supplied upon request:

- Roof Finish (Iron Wood Shingles or Alang Alang (Grass Thatch))
- Stainless Steel Bolts for Timber Assembly
- Internal Metal wall straps and moisture barrier
- Standard Door & window hardware (Ironmongery)
- Mosquito Screens
- Carving Services
- Kitchen Cabinets
- Bathroom Vanities
- Furniture
- Landscape design
- 3D Models/Renderings
- Structural Engineering Calculations
- Tiles, rocks, furniture, statuary, pillows, accessories, and anything else you want that will help to create that Bali flair in your living space

Items excluded from our Standard Projects:

- Plywood (Sub-Ply) under-floor and under-roof installations
- Drywall/Sheetrock/Gypsum/Cement Board
- Tie down straps, hurricane clips, H2.5 clips etc
- Aluminum flashing in rolls or Batten's for insulation / sound proofing
- Wall & floor Tiling
- White goods (Stove, Oven & Fridge)
- Septic & water Supply
- Gutters & Downspouts
- Fire Proofing for Car ports or under house parking
- Final Finishing layer for interior or exterior elements
- Site Installation & erection of the buildings
- Civil works & foundation requirements (Concrete, Base plates etc)
- Electrical fit out (Wall conduits, Installation, electric supply etc)
- Plumbing Installation (Hot water Systems, Piping, Bathroom fit-out)
- CAD Submittal Plans
- Architectural Fees for Plan submittal to local Planning/Building Department
- Submittal Fees to local Planning Department/Council
- Shipping and Trucking and all associated transportation/importation costs