



## Your New Home – Standard Specification & Options

### GENERAL

- All costs GST inclusive
- Building Consent fees (PC Sum \$4,000)
- Builders Contract Works Insurance and \$10,000,000 Public Liability Insurance
- [Master Build Guarantee](#)
- Registered Master Builders Residential Building Contract RBC1-2016
- Full design and draughting to produce Building Consent documentation
- All design generally in accordance with NZ Standard 3604:2011 Light Timber Frame Buildings with Zone B Exposure Zone, High Wind Zone and Good Ground conditions
- Geotechnical investigation to confirm Good Ground conditions
- Homeowner's Manual containing all warranties, operating and maintenance instructions

### CARPENTRY

- Floor construction
  - ❖ Option A - Timber framed subfloor on timber piles with [Kopine Ultralock](#) particle board flooring
  - ❖ Option B – [Firth RibRaft](#) reinforced concrete slab and foundations (steel float finish)
- Deck or terrace construction
  - ❖ Option A - Timber framed subfloor on timber piles with 100 X 40 [Premium Grade](#) pine decking (screw fixed)
  - ❖ Option B - Reinforced concrete slab with perimeter thickening (non-slip finish)
- Kiln dried, H1.2 treated, SG8 graded timber wall and roof framing (generally 2.4 stud height; 20° roof pitch; roof trusses at 900mm. centres; [GIBFix](#) framing system)
- James Hardie [180 Linea Weatherboard](#) exterior cladding (direct fixed) c/w aluminium corner soaker detailing over building wrap
- James Hardie [4.5 Hardiesoffit](#) eaves c/w PVC jointers
- Insulation - [Expol R1.8 Black](#) under floor, [Pink Batts Ultra R2.8](#) to exterior walls and [Pink](#)

[Batts Ultra R4.0](#) to ceilings

- [Gib Rondo](#) metal ceiling battens
- Generally [Gib Standard](#) plasterboard internal wall (10mm) and ceiling (13mm) linings horizontally installed, adhesive / screw fixed and stopped to a Level 4 finish
- [Gib Aqualine](#) to bathroom/s
- Plywood wall linings to Garage (if applicable)
- [Customwood](#) finishing trims – 85X12 single bevel skirting, 60X12 single bevel architraves and 40 bevelled cornice to Garage, cupboards and wardrobes
- 75 [Gib Cove](#) cornice
- [Schlage Medio](#) series interior door hardware
- [Electrical appliances](#) (PC Sum \$4,000) – Cooktop, oven, dishwasher and rangehood
- Coloured glass splashbacks to cooktop and vanity
- [Heirloom Metivo](#) toilet roll holder/s and towel stirrup/s
- Bathroom mirror
- Wardrobe rails (pipe or closet bar)

#### *OPTIONS TO CONSIDER*

1. [Firth HotEdge](#) slab edge insulation
2. Increase ceiling (stud / wall) height (2.55 or 2.70)
3. Upgrade exterior wall framing and insulation (140 X 45 & Pink Batts Ultra R4.0)
4. Ceiling insulation upgrade (two layers of Pink Batts Classic R2.2)
5. Alternative or feature cladding (e.g. brick veneer, Titan panel, Stria weatherboard or solid plaster)
6. Gas (LPG) cooktop

#### EXTERIOR JOINERY

- [Altherm Residential](#) (or similar) aluminium exterior windows and doors (H3.1 treated pine liners for architraves; standard colour range)
- Clear, double glazing to all units; obscure glass to Bathroom and WC
- [Latitude](#), aluminium entrance door panel (if applicable)
- [Miro](#) colour matched hardware with all locksets keyed alike
- [Windsor Doors](#), Ribline, sectional garage door/s (steel/powdercoat finish; uninsulated) c/w auto opener/s and remotes (if applicable)

#### *OPTIONS TO CONSIDER*

1. Tinted or reflective glazing
2. Low E, Argon gas-filled, double glazing

3. [Thermal HEART](#), thermally broken, aluminium joinery suite
4. Architectural hardware ([Urbo](#) or [Icon](#))
5. Upgrade entrance door panel (e.g. [Axis](#) or [Plasma](#))
6. Garage - Insulate sectional garage door/s

## ROOF

- [Colorsteel Endura Corrugate](#) roofing (0.40 gauge, standard colour range) over roofing underlay
- [Clickfast](#) (or similar) Colorsteel Endura external fascia system
- Colorsteel [Quad Gutter](#) and [Marley Stratus](#) downpipes

### *OPTIONS TO CONSIDER*

1. 0.55 gauge roofing
2. [Colorsteel Maxx](#) or [Colorsteel Bounce](#) roofing
3. Alternative [roofing profiles](#)

## INTERIOR JOINERY

- Kitchen joinery – [Formica](#) (or similar) counter tops, [Melteca](#) doors, drawer fronts and panels, white carcasses, soft-close drawers, stainless steel sink insert, handles (Provisional Sum TBC)
- Installation of rangehood (exterior vented)
- [St. Michel Stella Original](#) vanity/s
- [Flush panel interior doors](#) (RibCore, paint quality), c/w finger-jointed pine frames
- Customwood shelving to wardrobes and store cupboards
- Pine slat shelving to linen cupboard

### *OPTIONS TO CONSIDER*

1. Granite, engineered stone or stainless steel counter tops
2. Lacquer finish or [Arborform](#) cabinet doors, drawer fronts and panels
3. [Grooved panel](#) interior doors
4. Solid core interior doors
5. [Custom wardrobe joinery or systems](#)

## ELECTRICAL

- [PDL Iconic](#) switches, power points, television and phone fittings as detailed
- LED energy efficient downlights (IC-F rated)
- Vanity, wall and exterior lights - PC Sum \$50/fitting

- Warrior MT588 H-LB photo electric smoke alarm c/w long life battery
- [Manrose Pro Series](#) in-line extract fan/s (or similar) to bathroom/s (soffit vented) c/w in-line fan timer/s
- [Heirloom Centro 825](#) heated towel rail/s c/w timer
- [Simx Digital door chime](#) (or similar)
- Installation of oven and cooktop
- Power supply and connection to hot water cylinder / heater
- Power supply and connection to air conditioning unit (if applicable)

#### *OPTIONS TO CONSIDER*

1. Electrical service mains cabling
2. [Alternative power points and switches](#)
3. [HeatTrans](#) (or similar) heat transfer system
4. [Smart Home](#) futureproof solutions
5. Television aerial or satellite dish
6. [Freenergy](#) (or similar) PV solar power system

#### PLUMBING & DRAINAGE

- Polybutylene-1 (e.g. [Dux Secura Gold](#)) hot and cold water supply pipe work (fully insulated)
- [Methven Futura](#) tapware (single lever mixers and Satinjet slide shower)
- [Newline Rhine or Danube](#) shower enclosures c/ moulded wall lining
- [Caroma Dorado](#) wall faced toilet suite/s
- [Englefield Studio II](#) bath
- [Aquatica LaundraMax](#) tub
- Installation of dishwasher
- [Rheem 177 litre](#) mains pressure electric hot water cylinder
- Exterior hose taps (2 no.)

#### *OPTIONS TO CONSIDER*

1. Stormwater drain to provided connection
2. Water supply from provided connection
3. Sewer drainage to provided connection
4. Alternative tapware and fittings
5. [Econergy HP4000LT](#) heat pump hot water system c/w EC250L storage cylinder
6. [Metro Wee Rad Ultra](#) wood fire c/w [floor protector](#)
7. Wetback connections from last to hot water cylinder

8. Separate rainwater system to supplying toilet/s, Laundry and hosedraps

### PAINTING & DECORATING

- Fully painted interior and exterior surfaces (excluding prefinished surfaces, decking and foundations)
- [Resene](#), [Wattyl](#) or [Dulux](#) premium line paints (colour selections off a white base; all work completed strictly to paint manufacturers specifications)
- James Hardie Linea Paint Warranty

### *OPTIONS TO CONSIDER*

1. Colour consultation with [Chrissie Moore Interior Design](#)

### FLOOR COVERINGS

- [Godfrey Hirst Lambton Quay](#) (or similar) 100% wool, heavy duty carpet on foam chip underlay (100kg+) c/w finishing bars to Hall, Living, Dining and Bedrooms
- [Tarkett Studio Unique / Traffic 260](#) (or similar) vinyl (150 cove) to bathroom/s, Laundry, Kitchen and WC
- All associated floor preparation for carpet and vinyl areas

### *OPTIONS TO CONSIDER*

1. Floor and or wall tiling
2. Polished concrete flooring

### AIR CONDITIONING (HEAT PUMP)

- [Daikin L-Series](#) (or similar) wall mounted split system heat pump c/w all control wiring to living area

### RURAL SERVICES (IF REQUIRED)

- [Biolytix](#) wastewater treatment system
- Aqua [AQ25200 water tank/s fitted with 1 x 50mm BSPF, Aqua Rain Snorkel, ECo-MXA404 pump and 3ltr pressure tank, high quality connection kit](#) and pump cover

### *OPTIONS TO CONSIDER*

1. [Marley Rainwater accessories](#) - Leafslides, outlet strainers and calmed inlet
2. [Aqua filter](#)

### EXCLUSIONS

- Specific engineering design (if required)

- Demolition, site clearance and bulk excavation work
- Electrical and phone network connection points
- Sewer, stormwater and water connection points
- Curtains and blinds
- Siteworks

#### *OPTIONS TO CONSIDER*

1. Fencing
2. Path and driveways
3. Letter box
4. Lawns
5. Vehicle crossing

\*Please note that this is a live document and is subject to change without notice.

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