



## Specification

### General

Construction Insurance	Include / <del>Not Include</del>	AMP Site Cover Insurance
Plan/ Building Design	Include / <del>Not Include</del>	
Structural Engineering (Design)	Include / <del>Not Include</del>	
Council Building Consent Fees	Include / <del>Not Include</del>	
Council Resource Consent Fees	Include / <del>Not Include</del>	Design Costs, External Consultant Cost and Council Fees
Council Building and Development Levies/ Contributions (If applicable)	Include / <del>Not Include</del>	
Master Build Guarantee 10 years	Include / <del>Not Include</del>	
Maintainace	Include / <del>Not Include</del>	60 days from completion

### Site Investigation

Wind Zone	High Wind Zone	
Sea spray zone	No	
Geotechnical Investigation	Include / <del>Not Include</del>	
Surveyor set out	Include / <del>Not Include</del>	
Water Meter	Include / <del>Not Include</del>	
Builders Temporary Pole	Include / <del>Not Include</del>	For Duration of Construction only

### Site Preparation

Retaining Wall	Include / <del>Not Include</del>
Temporary Fencing	Include / <del>Not Include</del>
Sewer Fence	Include / <del>Not Include</del>
Geotechnical Engineer Inspection	Include / <del>Not Include</del>
Structural Engineering (Construction Inspection)	Include / <del>Not Include</del>
Structural Steel (As Per Plan)	Include / <del>Not Include</del>

### Foundation

Site Excavation and Spoil Removal	Include / <del>Not Include</del>	
Site Back Fill	Include / <del>Not Include</del>	
Foundation:	Include / <del>Not Include</del>	As per plan

### Timber Framing

Framing	Complies with NZS3602:2003
	Stud Height: 2720 mm,
	Stud Height: 2420 mm
Ground Level	Concrete
Floor 1	Particle Board
Bathroom/Ensuite/Toilet	Hardieflex 6mm H3.2 Plywood

## Roofing

Roof type:	Color: Charcoal
Shingle/ <del>Longrun</del> /metal tile/ concrete tile	
Roof Framing	Trusses Pre cut & pre nailed, H1.2 Treated and random bracing H1.2 Treated
Underlay	15mm Ply with roof paper
Roof pitch	As per plan
Fascia	Colorsteel Color: FlaxPod
Spouting	Colorsteel Color: FlaxPod
Downpipe	80mm Round PVC White
Soffit	Hardiflex 4.5mm

## Exterior

Exterior Cladding 1	Weatherboard	200x25mm (187x18mm) Bevelback weatherboard H3.1 FJ PP External Corner Finish: Galv Soakers for Pine bevelback weatherboard
Exterior Cladding 2	<del>Cedar</del> /Weatherboard	150 x 25mm (135x18mm) ShipLap weatherboard H3 FJ PP
Exterior Painting		Weatherboard1: Light Grey Weatherboard2: Dark Grey Soffit: White

## Exterior Joinery

Windows		Head Height1: 520 mm, Head Height2: 320 mm, Aluminium – Powder Coated, Color: Flaxpod
Glazing		Double Glazed to all rooms except garage
Obscure glazing		Standard obscure to Bathroom, W.C. and Ensuite
Front Door (Single/ <del>Double</del> )	Aluminium Powder Coated / <del>Timber</del>	Door Height: 1980 mm, Color: Flaxpod
Front Door Handle		Yale Digital Lock set
Garage Doors	Aluminium Powder Coated / <del>Timber</del>	Door Height: 2200 mm, Type: Sectional Door Color: Flaxpod Profile: Flat Embossed
Garage Motor:		DC1200 Sectional or Similar

## Insulation

Insulation to Building Envelope	R2.2 to External Wall, R3.2 to Ceiling, In accordance with the building code Not included to Mid floor or service room walls (if any) Not included to Garage Interior Walls
House Wrap Type	Tekton Breathable Wrap 100g/m <sup>2</sup> , 2.743m

## Ceiling

Ceilings		10mm Gib Board fixed to ceiling batten Aqualine Gib to Bathroom / Ensuite
Color		White
Ceiling decoration	Gib Cove/ <del>Square stopped</del>	Gib cove 75mm

## Interior Walls

Interior Walls		10mm Gib Board Aqualine Gib to Bathroom / Toilet / Ensuite Color: light Grey
Interior Wall Finish (excl Bathroom, Toilet, Ensuite)		
Skirting	Include / <del>Not Include</del>	Size: 85 mm, Type: SPP sa85x 18 splayed
Architrave	<del>Include</del> / Not Include	Size: mm, Type:
Interior Door	<del>25mm Custom wood (MUF) Gib groove</del> / 30mm Fingerjoint Pine Gib groove <del>/ 19mm Flat Fingerjoint Pine</del>	MDF Flush HC, Type: HAG 9
Door Height1:	2200mm at Ground floor	
Door Height2:	1980mm at upper floor	
Interior Door Handle Type	Include / <del>Not Include</del>	HTL03SN Lever Set in silver finish
Interior Stairs (flooring)	Include / <del>Not Include</del>	Laminate / Carpet
Interior Stair Balustrade	Include / <del>Not Include</del>	Glass as per plan
Wall Tiles	<del>Splash back only</del> / Ceiling Height <del>up stand to Vanities - 300mm High /</del> <del>Bath Front and splash back - 600mm high</del>	Profile: Square, Aluminium Edge Trim Price (incl GST) per m <sup>2</sup> \$50 P. C sum of \$5000

## Kitchen & Wardrobe & Laundry

Kitchen	Include / <del>Not Include</del>	P. C Amount: \$23000 Supply and Install.
Kitchen Bulk Head	Include / <del>Not Include</del>	If any
Scullery/Pantry	Include / <del>Not Include</del>	
Kitchen Appliances	Include / <del>Not Include</del>	Rangehood: Ariston Aru90AX-L 90cm or similar Dishwasher: Bosch: SMU46GS01A or similar Cooker: BOSCH 90cm freestanding gas hob with oven HSB73857A or similar Waste disposal: Insinkerator MODEL66 with air switch or similar
Wardrobes and Storages	Include / <del>Not Include</del>	P. C Amount: \$2800 Supply and Install
Laundry (Other than Tiled Flooring)	Include / <del>Not Include</del>	P. C Amount: \$1800 Supply and Install

## Bathroom

Wall Mounted	Include / <del>Not Include</del>	Number: 5 Size: 500mm, 900mm, 900mm, 900mm, 1200mm
Bathroom vanities (including ensuite)		Type: Clearlite Veva 500, and St Mitchel Lulu wall or similar P. C amount \$4300
Bath (including ensuite)	Include / <del>Not Include</del>	Number: 1 Size: 1775mm Type: Caroma Aura 1800 Freestanding Bath or similar P. C amount \$1450

Showers Base	<del>Tiled base</del> / acrylic moulded tray	
Showers lining	<del>Tiled walls</del> / acrylic moulded wall	
Showers screen		Glass
Toilet Suites (including ensuite)	Include / <del>Not Include</del>	Number: 5 Type: Gala Lava BTW Toilet Suite Complete or similar Amount \$1900
Bathroom Mirrors	Include / <del>Not Include</del>	Over Vanities
<b>Bathroom Accessories</b>		
Heated Towel Rails	Include / <del>Not Include</del>	
Over mirror Light	Include / <del>Not Include</del>	
Metal Toilet Roll Holders	Include / <del>Not Include</del>	
Waterproofing	Include / <del>Not Include</del>	Approved waterproofing system

## Flooring

Carpet		Area: As per plan      Type: Polyester 55oz Price per lm. \$110 (include 11mm underlay)
Timber flooring	Laminated/ <del>Engineering Wood/ Solid Timber</del> Floating / <del>Glue</del>	Area: As per plan Price (incl GST) per m <sup>2</sup> : \$50
Tile		Area: Bathroom, W.C and Ensuite Aluminium Edge Trim, Profile: Square Price (incl GST) per m <sup>2</sup> : \$40
Garage Flooring	Include / <del>Not Include</del>	Type: Garage carpet

## Heating System

Central Air Conditioning	Include / <del>Not Include</del>	Panasonic Heat Pump 12kw or similar
Under Tile Heating	Include / <del>Not Include</del>	Bathroom and ensuite only

## Plumbing

Shower Mixer		Hansgrohe Ecos Shower Mixer Complete (Planis )
Basin Mixer		Hansgrohe Ecos Basin Mixer
Shower Slide		Hansgrohe Select E 120 90cm Slide Shower
BATH SPOUT		200mm Methven Echo Kick Spout
Laundry Mixer		Hansgrohe Ecos Sink Mixer
Kitchen Mixer		Hansgrohe Focus Sink Mixer w/Pull Out CP

## Drainage

Effluent Disposal System	Include / <del>Not Include</del>	Eco-waste system
Driveway Cesspit	Include / <del>Not Include</del>	
Sewer	Include / <del>Not Include</del>	
Stormwater	Include / <del>Not Include</del>	
Soak Pit	Include / <del>Not Include</del>	

## Electrical Work

Electrical Power Mains from Site Connection to House Meter Board	Single phase/ <del>Triple Phase</del>
Power Point Socket	Master bedrooms: 3 Other Rooms: 2
Telephone Point	Master Bedroom: 1 Living Room/Dining Room/Family Room: 1
TV Point	Master Bedroom: 1 Living Room/Dining Room/Family Room: 1
Internet Point	Master Bedroom: 1 Living Room/Dining Room/Family Room: 1
Heated Towel Rails	Wiring & installation (Refer to Bathroom)
Usual Connection to Fridge, Stove, Dishwasher, Waste Disposal Unit	

## Lighting (As Per Electrical Plan/ Schedule)

Heat light Fan unit 4 in 1
Vanity LED Light
Spot light LED Bulb
Ceiling Mounted Outdoor Light (Front door Entrance)
Outdoor Exterior Wall Light
Exterior Sensor light (Garage Entrance)
Round Recessed Light (LED)
Pendant light (over the kitchen Island)
Stair Step Light

## Security System

Surveillance Camera	Include / <del>Not Include</del>	Number: 4
Security Alarm System	Include / <del>Not Include</del>	Exterior Siren, Interior Siren, Key Pad, sensors
Smoke Alarms (As per Plan)	Include / <del>Not Include</del>	Ceiling Mounted Battery Powered

## Feature System

Central Vacuum System	Include / <del>Not Include</del>	Beam Electrolux Central Vacuum System
Background Music System	Include / <del>Not Include</del>	Speaker number: 3
Intercom System	Include / <del>Not Include</del>	

## Garden

Landscaping (other than driveway)	Include / <del>Not Include</del>	Amount: \$ 10000
Drive way	Include / <del>Not Include</del>	As per plan Type: 100mm thick concrete, broom finish
Vehicle crossing	Include / <del>Not Include</del>	
Clothesline	Include / <del>Not Include</del>	
Fences	Include / <del>Not Include</del>	
Letterbox	Include / <del>Not Include</del>	