

Specification

General

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

Site Investigation

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

Site Preparation

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

Foundation

Site Excavation and Spoil Removal	Include / Not Include	
Site Back Fill	Include / Not Include	
Foundation:	Include / Not Include	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/ Longrun /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	Cedar /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/ Double)	Aluminium Powder Coated / Timber	Door Height: 1980 mm, Color: Flaxpod
Front Door Handle		Yale Digital Lock set
Garage Doors	Aluminium Powder Coated / Timber	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 ² , 2.743m

Ceiling

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

Kitchen & Wardrobe & Laundry

Kitchen	Include / Not Include	P. C Amount: \$23000 Supply and Install.
Kitchen Bulk Head	Include / Not Include	If any
Scullery/Pantry	Include / Not Include	
Kitchen Appliances	Include / Not Include	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 / Not Include	P. C Amount: \$2800 Supply and Install
Laundry (Other than Tiled Flooring)	Include / Not Include	P. C Amount: \$1800 Supply and Install

Bathroom

Wall Mounted	Include / Not Include	Number: 4 Size: 500mm, 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 / Not Include	Number: 1 Size: 1775mm Type: Caroma Aura 1800 Freestanding Bath or similar P. C amount \$1450

Showers Base	Tiled base / acrylic moulded tray	
Showers lining	Tiled walls / acrylic moulded wall	
Showers screen		Glass
Toilet Suites (including ensuite)	Include / Not Include	Number: 4 Type: Gala Lava BTW Toilet Suite Complete or similar Amount \$1900
Bathroom Mirrors	Include / Not Include	Over Vanities
Bathroom Accessories		
Heated Towel Rails	Include / Not Include	
Over mirror Light	Include / Not Include	
Metal Toilet Roll Holders	Include / Not Include	
Waterproofing	Include / Not Include	Approved waterproofing system

Flooring

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

Heating System

Central Air Conditioning	Include / Not Include	Panasonic Heat Pump 12kw or similar
Under Tile Heating	Include / Not Include	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 / Not Include	Eco-waste system
Driveway Cesspit	Include / Not Include	
Sewer	Include / Not Include	
Stormwater	Include / Not Include	
Soak Pit	Include / Not Include	

Electrical Work

Electrical Power Mains from Site Connection to House Meter Board	Single phase/ Triple Phase
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 / Not Include	Number: 4
Security Alarm System	Include / Not Include	Exterior Siren, Interior Siren, Key Pad, sensors
Smoke Alarms (As per Plan)	Include / Not Include	Ceiling Mounted Battery Powered

Feature System

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

Garden

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