

# Standard Specification Guide

## URBAN RESIDENTIAL

by KEITH HAY HOMES

### EXTERIOR

- Various Rooflines (refer plans)
- Roof, Metalcraft Coloursteel Endura
- Cladding, James Hardie Weatherboards, 180mm smooth
- Gables (where applicable), James Hardie Fibre Cement Axon Board
- Powder coated Nulook Southern41™ thermal break windows and doors
- Rib-line Colorsteel Sectional Garage Door, with auto opener
- Strandfloor 20mm composite board flooring, H3.2 Ply to wet areas

### INTERIOR

- Walls GIB board™ stopped for paint, GIB Aqualine™ to wet areas & Garage for paint finish
- Ceilings GIB board™ with 55mm GIB Cove™ excluding cupboards, wardrobes & Garage
- Fully insulated with Glasswool in exterior walls and ceilings, with Polyester underfloor, H1 compliant
- Interior doors, paint quality, flush 1980mm high main doors and 2270mm high wardrobe & cupboard doors
- Door handles, Schlage lever type, satin chrome
- Wardrobes, single wire shelf with hanging rail, (white). Two shelf organiser, in walk in robes

### KITCHEN

- 600mm wide units, prefinished white carcasses, soft close doors and drawers
- Doors, Drawers and Panels—KHH Melteca colour option with 2mm PVC edges
- Dishwasher provision for 600mm wide with plumbing and power point included (appliance not included)
- Formica® / Laminex laminate bench tops with formed edge (Gloss, AR and HD tops not included)
- Handles, satin chrome rod style
- Stainless steel 1 ¼ bowl sink with drainer, Methven Echo Minimalist faucet, single lever chrome
- Stainless steel under-bench oven with ceramic hob and glass splash back
- Rangehood, 600mm stainless steel canopy style
- Applico waste disposal unit with air switch

### DECORATING

- Resene paint to exterior (including cool colours) and to interior walls, doors, ceilings and finishing lines
- Carpet Mill Casabella/Valenciana 4kg carpet & Domestic vinyl (KHH colour range, see branch for details)

### BATHROOM—ENSUITE (WHERE APPLICABLE) AND LAUNDRY

- Methven Echo Minimalist tapware and chrome bathroom accessories
- Clearlite moulded wall, shower with easy clean shower waste, safety glass, slide shower
- Clearlite acrylic bath with acrylic splash above bath
- Vanity wall mounted, prefinished white, Nikau Composite top
- Bathroom/ensuite mirror 1000mm high x width of vanity
- Clarke Alto II BTW toilet suite
- Premier Compact Smart Tub STPC, 465mm wide
- Rinnai 180 litre hot water cylinder mains pressure

### ELECTRICAL

- Fully wired ready to “plug in” on site
- Telephone sockets, TV points and battery powered smoke alarm
- LED down lights
- Heat/light/extractor fans to bathroom

### GENERAL

- Yard building consent
- Managing Director’s Personal Guarantee of Completion

### ADDITIONS (NOT INCLUDED IN STANDARD SPECIFICATIONS)

- House delivery and foundations
- Site, Building & Resource Consents
- Special foundations, site excavation
- Site service connections—power, phone, water, drainage etc.
- Decks, steps & handrails

Specifications as at December 2023. Specifications are subject to change without notification.

