

Standard Specification Guide

EXTERIOR

- Gable roofline, 20 degree pitch, 600mm soffit, 450mm at gable ends
- Coloursteel, 5 rib trapezoidal roofing profile
- Cladding, James Hardie Weatherboards, 180mm smooth
- Gables, James Hardie Fibre Cement Axon Board
- Powder coated Nulook Tasman 35 windows
- Strandfloor 20mm composite board flooring, H3.2 Ply to wet areas
- R0.37 window joinery, H1 compliant
- 7mm structural ply

INTERIOR

- Walls GIB board™ stopped for paint, GIB Aqualine™ to wet areas for paint finish
- Ceilings GIB board™ with 55mm Classic Gib Cove™, single bevelled MDF skirting, pine to wet areas
- Fully insulated with R3.6 underfloor, R2.6 Wall and R4.0 ceiling insulation, H1 compliant
- Interior doors, paint quality, flush 1980mm high main doors and 2270mm high cupboard doors
- Door handles schlage element
- Boston slider wardrobes with single wire shelf (white) and hanging rail
- Rinnai Pro Series Heatpump

KITCHEN

- 600mm deep units, prefinished white, soft close doors and drawers
- Doors, Drawers and Panels—KHH Melteca colour option with PVC edges
- Stainless steel Smeg dishwasher 600mm wide with plumbing and power point
- Formica® / Laminex laminate bench tops with formed edge (Gloss, AR and HD tops not included)
- Handles, satin chrome bar style
- Stainless steel overlay single bowl with drainer and 2 piece accessory pack
- Methven Echo Strata faucet, single lever chrome
- Smeg under bench stainless steel oven with ceramic 4 zone Smeg cooktop and glass splashback
- Smeg rangehood, 600mm stainless steel canopy style
- Two pendant lights over buffet kitchen

DECORATING

- Resene paint to exterior (cool colours included)
- Resene paint to all interior walls
- Carpet Mill Casabella / Valenciana 5kg carpet, 12mm underlay & Domestic vinyl (KHH colour range, see branch for details)

BATHROOM—ENSUITE (WHERE APPLICABLE) AND LAUNDRY

- Methven Glide Chrome range tapware and chrome bathroom accessories including slide showers and heated towel rail
- Clearlite shower with easy clean shower waste, safety glass
- Clearlite Pacific white acrylic bath with white acrylic wall liner above shower/bath, hardiglaze to bath only 300mm high
- Shower over bath option includes glass screen
- Bathroom vanity Newtech Frank 750mm in white
- Ensuite (where applicable) wall hung vanity, with 1000mm high polished edge mirror over
- 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 light fittings
- 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 & foundations, site, building & resource consents, special foundations, site excavation, site service connections—power, phone, water, drainage etc, decks, steps & handrails

Specifications as at September 2024. Specifications are subject to change without notification.