



COMMERCIAL & RESIDENTIAL



## **Your New Home – Standard Specification & Options**

### **GENERAL**

- ❑ All costs GST inclusive
- ❑ Building Consent fees (PC Sum \$6,000)
- ❑ Builders Contract Works Insurance and \$10,000,000 Public Liability Insurance
- ❑ [Master Build Guarantee](#)
- ❑ Registered Master Builders Residential Building Contract RBC1-2018
- ❑ Full design and draughting to produce Building Consent documentation
- ❑ Home User Guide containing all warranties, operating and maintenance instructions
- ❑ Site Waste Management plan to minimise and effectively manage construction waste

### **CARPENTRY**

- ❑ Floor construction
  - ❖ Option A - Timber framed subfloor on timber piles with [Laminex Strandfloor T&G](#) flooring (Environmental Choice NZ Certified)
  - ❖ Option B – [Q-POD](#) reinforced concrete floor system (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)
- ❑ BGC [175 Nuline Plus](#) exterior cladding (cavity fixed) c/w aluminium corner soaker detailing over Watertight Plus building wrap
- ❑ BGC [4.5 Durasheet](#) 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 (Environmental Choice NZ Certified)
- ❑ [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 (GreenTag Certified)
- ❑ [Gib Aqualine](#) to bathroom/s
- ❑ Plywood wall linings to Garage (if applicable)
- ❑ [Customwood](#) finishing trims (Environmental Choice NZ Certified) – 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 \$5,000) – Cooktop, oven, dishwasher and rangehood
- ❑ Mirror/s and coloured glass splashbacks to basin/s and vanity/s (direct stick)
- ❑ [Heirloom Centro](#) toilet roll holder/s and towel stirrup/s
- ❑ 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 (e.g. 140 X 45 & Pink Batts Ultra R4.0)
4. Ceiling insulation upgrade (e.g. 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. Hardwood or composite decking
7. Gas (LPG) cooktop

#### EXTERIOR JOINERY

- ❑ [Altherm ThermalHeart](#) (or similar) aluminium exterior windows and doors (H3.1 treated pine liners for architraves; standard colour range)
- ❑ Low E, Argon gas-filled, double glazing to all units; obscure glass to Bathroom and WC
- ❑ [Latitude](#), aluminium entrance door panel (if applicable)
- ❑ [Urbo](#) colour matched hardware with venting window fasteners and all locksets keyed alike
- ❑ [Action Doors Ribline](#), sectional garage door/s (steel/powdercoated finish; insulated) c/w auto opener/s and remotes (if applicable)

### OPTIONS TO CONSIDER

1. Tinted or reflective glazing
2. [Altherm Kilma](#) uPVC joinery suite
3. Architectural hardware ([Icon](#) or [Elemental](#))
4. Upgrade entrance door panel (e.g. [Axis](#) or [Plasma](#))
5. Garage - Insulate sectional garage door/s

### ROOF

- NZ Steel [Colorsteel Endura Corrugate](#) roofing (Environmental Choice NZ; 0.40 gauge, standard colour range) over DriStud RU24 roofing underlay
- [Continuous](#) (or similar) Colorsteel external fascia system
- [Continuous Quarter Round](#) Colorsteel spouting and round [downpipes](#)

### OPTIONS TO CONSIDER

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

### INTERIOR JOINERY

- Professional Kitchen Design
- Kitchen joinery – [Formica](#) (or similar) laminate counter tops, [Melteca](#) (Environmental Choice NZ) doors, drawer fronts and panels, white carcasses, soft-close drawers, stainless steel sink insert, rubbish/recycling bins, handles and splashbacks (Provisional Sum TBC)
- Installation of rangehood (exterior vented)
- [Raymor Armada](#) wall hung 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 [Thermoform](#) 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
- ❑ [Cavius](#) photoelectric smoke alarms c/w long life battery, wireless & interconnected
- ❑ [Manrose Pro Series](#) FAN0618 in-line extract fan/s (or similar) to Bathroom (soffit vented) c/w in-line fan timer
- ❑ [Heirloom Genesis 825](#) heated towel rail/s c/w timer
- ❑ Installation of oven and cooktop
- ❑ Power supply and connection to hot water cylinder / heater
- ❑ Power supply and connection to air conditioning unit (if applicable)
- ❑ Power supply to fireplace fan (if applicable)
- ❑ Electrical service mains cabling to network connection (Unison)

## *OPTIONS TO CONSIDER*

1. [Alternative power points and switches](#)
2. [HeatTrans](#) (or similar) heat transfer system
3. [Smart Home](#) futureproof solutions
4. Television aerial or satellite dish
5. Incoming ducts for data and telephone services
6. [Freenergy](#) (or similar) PV solar power system
7. [Smartvent Synergy3](#) balanced pressure heat recovery ventilation system

## PLUMBING & DRAINAGE

- ❑ Polybutylene-1 (e.g. [Dux Secura Gold](#)) hot and cold water supply pipe work (fully insulated)
- ❑ [Methven Futura](#) tapware (single lever sink mixers, basin mixers, shower mixers and Satinjet slide rail shower; WELS 3 Star)
- ❑ [Clearlite Cezanne or Sierra](#) shower enclosures c/w moulded wall lining
- ❑ [Caroma Luna Cleanflush Wall Faced](#) back to wall toilet suite/s (WELS 4 Star)
- ❑ [Englefield Studio II](#) bath
- ❑ [Aquatica Studio](#) laundry tub
- ❑ Installation of dishwasher
- ❑ [Rheem MPVE 31225015](#) mains pressure, vitreous enamel, electric hot water cylinder
- ❑ Exterior hose taps (3 no.)

- ❑ Stormwater drain to provided connection (council)
- ❑ Water supply from provided connection (council)
- ❑ Sewer drainage to provided connection (council)

#### *OPTIONS TO CONSIDER*

1. Alternative tapware and fittings
2. [Econergy HP4000LT](#) heat pump hot water system c/w EC250L storage cylinder
3. [Metro Wee Rad Ultra](#) wood fire c/w [ECO flue system](#) and [floor protector](#)
4. Wet floor shower c/w [Allproof Revolver](#) waste and [Allproof Elegance](#) floor grate
5. Wetback connections from last to hot water cylinder
6. Separate [rainwater harvesting system](#) supplying toilet/s, Laundry and hosedraps
7. [Water filtration systems](#)
8. [Bailey BTS2000](#) water detention slim tank

#### PAINTING & DECORATING

- ❑ Fully painted interior and exterior surfaces (excluding prefinished surfaces, decking and foundations)
- ❑ [Resene](#), [Wattyl](#) or [Dulux](#) premium line paints (Environmental Choice NZ Certified; colour selections off a white base; all work completed strictly to paint manufacturers specifications)

#### *OPTIONS TO CONSIDER*

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

#### FLOOR COVERINGS

- ❑ [Godfrey Hirst Detroit](#) (ECS Certified Level 4) 100% solution dyed nylon, extra heavy duty carpet on foam chip underlay (105kg+) c/w finishing bars to Hall, Living, Dining and Bedrooms
- ❑ [Godfrey Hirst Vinyl Sheet](#) flooring (Melvern or Tempo range) vinyl (150 cove) to bathroom/s, Laundry and WC
- ❑ All associated floor preparation

#### *OPTIONS TO CONSIDER*

1. Polished concrete flooring
2. Wool or natural fibre carpet (e.g. Godfrey Hirst Grand Luxury)
3. [Audacity](#) (or similar) laminate hard flooring

### TILING (OPTION)

- ❑ Wall tiling to shower (to 2.1m above floor level)
- ❑ Floor tiling c/w skirting tile to Bathroom and WC
- ❑ [Ardex Superflex WPM001](#) waterproof membrane as required for wet floor shower
- ❑ [Tiles](#) - PC Sum TBC to supply selected tiles (installation based on 400X400 tile size)

### AIR CONDITIONING (HEAT PUMP)

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

#### *OPTIONS TO CONSIDER*

1. Daikin [Zena Vogue](#) or [Alira](#) heat pumps
2. [Ducted heat pump systems](#)

### RURAL SERVICES (IF REQUIRED)

- ❑ [Biolytix](#) wastewater treatment system
- ❑ [Aquatank 2x25200 litre combo package](#) (tank, water pump, hose kit and snorkel) c/w pump cover

#### *OPTIONS TO CONSIDER*

1. [Marley Rainwater harvesting accessories](#) - Leaf slides, outlet strainers and calmed inlet
2. [Aqua Pre-Tank Filter](#)

### EXCLUSIONS

- ❑ Specific engineering design (if required)
- ❑ Demolition, site clearance and bulk excavation work
- ❑ Electrical, data and phone network connection points
- ❑ Sewer, stormwater and water connection points
- ❑ Curtains and blinds
- ❑ Siteworks (e.g. fences, lawns, letter box, paths, driveway and vehicle crossing)

#### *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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