

## Showhome 117sqm Specifications

### Design

117sqm dwelling with Metrapanel floor, walls and ceiling system as per floor plan

### Sub-floor & Flooring

25mm Metra flooring over 190 x 45 floor joists at 450 centres, 2/140 x 45 bearers

### Wall & Ceiling System

Metrapanel Wall and Ceiling System as per the Drawings

Raking ceiling to kitchen, dining and lounge area, flat ceiling at 2.4m to remainder of house

### Fascia & Spouting

Colorsteel Fascia and Spouting System (Maxam Range) .55g

### Roof

Long Run 0.40 Colorsteel Roofing (Maxam MC760 Range) Over Self-Supporting Roof Underlay

Steel trusses at 900 centres as per manufactures design – 5° Mono Roof pitch

### Aluminium Joinery

Vantage Protecture Double Glazed Powder Coated Aluminium Windows and Doors as per the Drawings

4mm Solux-E clear glass to all joinery

Tinted windows throughout

All exterior doors to be level threshold

### Soffits

4.5mm Soffit linings with PVC jointer - pre-primed and painted

### Exterior Cladding

Pallside Cladding (20mm Drained Cavity)

Abodo Vulcan Standard Series WB18 (Vertical Feature Cladding on 20mm Drained Cavity) to recess outside lounge/dining area

Colorsteel Maxam 0.55g (Vertical Feature Cladding on 20mm Drained Cavity) to recess outside kitchen area

### Interior Cladding

Interior feature wall - Godfrey Hirst Timber Flooring Board - Villa or Chateau Oak Range

### Insulation

Underfloor Insulation - (R3.0) Polyester Premier 165mm

Ceiling Insulation - (R7.3) Glasswool Premier Blanket

Wall Insulation - (R2.2 HD) Glasswool Insulation

### Kitchen

Kitchen Units - 16mm Melteca Low Pressure Laminate with Formica Bench Top

Door & draw fronts - 18mm Melteca Low Pressure Laminate

Bench Tops – Formica Square and Pencil Edge

Kitchen sink – (Acero DV205-Lincoln 1¼ bowl no drainer)

Kitchen Cabinetry Handles – Selected Mardeco/ Enko/ Stefano range

Butlers pantry door with handle - Melteca

Evoke Gooseneck Sink Mixer

## **Kitchen Appliances**

Fisher & Paykel Ceramic Cooktop - (CE604CBX2)  
Fisher & Paykel 60cm Under Bench Oven - (OB60SC5CEX3)  
600mm Fisher & Paykel integrated rangehood - (HP60ICX3)  
Fisher & Paykel 600mm stainless steel dishwasher - (DW60FC2X2)

## **Laundry**

Laundry Units - Melteca Low Pressure Laminate with Formica Bench Top  
Door & draw fronts - 18mm Melteca  
Bench top – Formica pencil edge  
Handles – Selected Mardeco/Enko/Stefano range  
Laundry sink – (Acero DV102 Essex Single bowl no drainer)  
Evoke Gooseneck Sink Mixer

## **Plumbing**

Rheem 180 litre main pressure hot water cylinder  
All water pipes to be Buteline  
All waste pipes PVC as per the drainage plan  
Plumbing for dishwasher and washing machine  
Exterior taps

## **Shower**

Shower with Acrylic Liner and Glass Door (2 sided 1200x900)  
Omega Inline Shower Door & Panel for Tiled Shower (1950H x 1500W)  
Full height tiled level entry shower

## **Bathroom accessories**

1 x Evoke Basin Mixer  
2 x Evoke Shower/Bath Mixer  
1 x Evoke Bath Spout  
1 x Evoke Slide Shower  
2 x Evoke Toilet Roll Holder  
1 x Caroma Clicker Basin Waste  
2 x Evoke 7-Bar Heated Towel Rail  
1 x Evoke Double Head Slide Shower  
2 x Casalino BTW Toilet Suite  
2 x Casalino Flush Buttons  
1 x Roma Handle 480mm for 750mm Vanity  
2 x Roma Handle 608mm for 900mm Vanity  
1 x Framed Rectangle LED Mirror (Demister 900x750mm)  
1 x Framed Oval LED Mirror (Demister 600x800mm)

## **Vanity**

Frank 1 Drawer Wall Hung Vanity 750mm  
Frank 2 Drawer Floorstanding Vanity 900mm

## **Tiling**

Tiles for Ensuite (600x600 from Builtsmart Range)  
Tiling to ensuite floor, walls upto 1.2 metres high, full height in level entry shower

## **Electrical**

Supply and install DVS Reclaim Connect Ventilation System

All lighting and power points as per the electrical plan

All electrical work completed to exterior meter board ready for power connection to mains

All switchgear is VYNCO Home range

TV/Data outlet connection allowed

LED down lights throughout the house as per the electrical plan

Interconnected photoelectric smoke detector (Watchman AJ-760SI)

Exterior light - 1 per exterior door

VYNCO - Axial fan inline (VA150)

Pendant lights - pre wire only for 3 x lights in kitchen (excludes pendant lights)

LED strip light routed into kitchen island, includes strip, driver & separate switch

2-way light switches to all bedrooms at bed head height

## **Heating**

Supply & install Mitsubishi heat pump - SRK71

## **Painting**

All interior walls and ceilings painted to a level 4 finish - one colour throughout

Staining of Abodo feature cladding

Exterior painting - soffits

## **Interior Doors**

MDF flush face hollow core doors pre-hung on satin chrome hinges and rebated jambs (Passage Doors & Wardrobes)

Door hardware satin chrome lever type

Door stops satin chrome

Solid core single leaf cavity slider (860mm wide including cavity privacy hardware)

## **Wardrobe Units**

2 x Double Slider Robemaker

## **Wardrobe Shelving**

Each wardrobe has a 300mm deep Metrapanel shelf at 1650mm high with a white lumberlok closet rail

Shelving is all 36mm Metra panel

Supply and fit 2 x wall hung wardrobe organisers, with 2 x 4 drawers (to Master Bed - Walk through Wardrobe)

## **Interior Finishing Lines**

Skirting 60 x 10mm single bevel pine - preprimed

Architrave 40 x 10mm single bevel pine - preprimed

Architrave - 40 x 20mm single bevel pine u/t (5.4m)

## **Floor Coverings**

Vinyl Jacobsen Traffic 250

Carpet Belgotex Forest Grove

Carpet Underlay 11mm

## **Design, Consent & Consultancy Fees**

BUILTsmart have allowed for all building consent fees ex-yard

Ex-yard code of compliance

### **Our price does not include the following**

Site preparation

Window treatments (curtains or blinds)

Vehicle crossing

Watercare application of fees

Engineering

WEL connection fee

Hail report

Surveying – boundary & building position pegs required on all sites (responsibility of owner) Consent notice requirements listed on the certificate of title

Onsite building consent

Base cladding, decks and steps

Power mains - onsite connection

Onsite drainage - (water, stormwater and sewage connections)

Resource consent / resource consent fees

Additional costs pertaining to changes to the NZ Building code after date of quote