

Standard 117sqm Specifications

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
2 x 600x750 polished edge mirror (dome fixed)

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

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)
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

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