

Standard 97sqm 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

Flat ceiling throughout at 2.4m

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 – 15° Gable Roof pitch

Aluminium Joinery

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

Stippolyte Obscure Glazing to Bathroom & WC Windows, 4mm Solux-E Clear Glass to all Joinery

All exterior doors to be level threshold

Soffits

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

Exterior Cladding

Palliside Cladding (Direct Fixed)

WeatherTex Weathergroove 150 Smooth panel (Vertical Feature Cladding on 20mm Drained Cavity)

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 Glass Splashback 600x750mm - Wan White

Kitchen Sink – Mercer Urban Single Bowl with Drainer

Kitchen Cabinetry Handles – Selected Mardeco/ Enko/ Stefano range

Evoke Gooseneck Sink Mixer

Kitchen Appliances

Fisher & Paykel 60cm Under Bench Oven - (OB60SC5CEX3)

Robinhood Stainless Steel Rangehood - (RWE3CL6SSDC)

Fisher & Paykel Ceramic Cooktop - (CE604CBX2)

Fisher & Paykel 600mm stainless steel dishwasher - (DW60FC2X2)

Laundry

Robinhood 560mm Laundry Tub with Gooseneck tapware

Plumbing

Rheem 180 litre main pressure hot water cylinder

Exterior taps

All water pipes to be Buteline

All waste pipes PVC as per the drainage plan

Plumbing for dishwasher and washing machine

Shower

Shower with Acrylic Liner and Glass Door (3 sided 900x900)

Bath

Newark Corner Bath 1500 - Left Corner Placement

Bathroom accessories

2 x Evoke Basin Mixer

2 x Evoke Shower/Bath Mixer

1 x Evoke Bath Spout

2 x Evoke Slide Shower

2 x Evoke Toilet Roll Holder

2 x Caroma Clicker Basin Waste

1 x Caroma Bath Waste

2 x Evoke 7-Bar Heated Towel Rail

Evoke Shower Mixer with Diverter

Casalino Flush Buttons

2 x Roma Handle 608mm for 900mm Vanity

2 x Dome Fixed Polished Edge Mirror - 750(h) x 900(w)

2 x Casalino BTW Toilet Suite

Vanity

2 x Frank 2 Drawer Floorstanding Vanity 900mm

Tiling

Tiles White Matt 600x600mm - Bath splashback to be 400mm high

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)

Heating

Mitsubishi Heat Pump - DXK18/SRK50

Painting

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

Painting of Weathertex 150 Vertical Smooth Panels

Painting of Soffits

Interior Doors

MDF flush face hollow core doors to passage doors and wardrobes only, pre-hung on satin chrome hinges and rebated jambs (paint quality)
Door hardware satin chrome lever type
Door stops satin chrome

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

Floor Coverings

Carpet Belgotex Forest Grove
Vinyl Jacobsen Traffic 250
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