

FIXTURES & FITTINGS

Job Number: ML0071
Address: 31 Whitehall Drive, Rose Manor
Plans Dated: 22/10/2024
Plan Version: 1.0



Please Note - All Information and Specification Detailed in the Contract Specification, Takes Precedence Over the Plans and Supersedes All Previous Written and/or Verbal Representations (Both Made or Implied) with Regards to Construction Materials, Fixtures and Inclusions in this Contract .

SITE SERVICES

Drainage	Sewer and Stormwater Connected to Existing Laterals
Services	Water and Power are Connected at the Boundary
	20mm Below Ground Conduit included for future client care fibre connection
	Gas Not included

STRUCTURE

Foundation	Wafflepod Superslab
Framing	90 & 140 x 45mm Kiln Dried Timber
Ceiling Battens	35mm Metal Ceiling Battens (Direct Fixed)
Trusses	Kiln Dried Timber and treated as per NZBC and Manufacturers Specific Design

BUILDING ENVELOPE

Roofing	Longrun Colorsteel. Corrugate Profile
Fascia	Colorsteel Metal Fascia
Guttering	Colorsteel Metal Gutter. Quarter Round Profile
Downpipes	Colorsteel Round Downpipes
Flashings	Colorsteel Flashings to Match Roofing
Windows	Powder Coated Scratch resistant Aluminium, Double Glazing Colour Matched Hardware. Thermally Broken, Low-E, Argon Gas. Window tinting Not Included
	Obscure Etchlite Glass to Ensuite, Bath & WC. Window tinting Not Included
Entry Door	Aluminium Frame, Thermal 1010mm Flush Panel Door Leaf with Apex Mini Lever, 600mm Brushed Stainless steel Pull handle and lockset.
Garage Door	4800mm Dominator Insulated Sectional Garage Door in Montana Profile. Automatic Door Opener with Two Remotes
Main Cladding	50mm Rockcote Graphex with Plaster Finish.
Feature Cladding	James Hardie Veritcal 300mm Oblique Weatherboard - Paint Finish (Single Colour Only)

INTERIOR DOORS AND HARDWARE

Internal Doors	1980 high Paint Finish Flush Panel MDF Doors - Hollow core
	1980 high Paint Finish Flush Panel MDF Cavity Slider Doors to Entry & Store - Hollow core
Wardrobe Doors	1980 high Paint Finish Flush Panel MDF Interior Door Panels to Wardrobes, Linen & Storage Cupboards - Hollow core
Internal Door Hardware	Miles Nelson Range Lever Sets (3 x Privacy). Miles Nelson Pull Lock to Cavity Sliders
Door Stops	Miles Nelson Range Door Stops and Satin Chrome Hinges

INTERIOR LININGS

Insulation Batts	1 x layer R2.6 Insulation to Exterior Walls (Excluding Garage), 2 x layers R3.6 Ceiling Insulation (Excluding Garage), 1 x layer R3.2 Skillion insulation to Ceiling Perimter (Excluding Garage)
Plasterboard	Standard 10mm to Walls & 13mm to Ceilings (Water Resistant Plasterboard Linings to Bathrooms)
Stopping	Level 4 Paint Finish. 55mm Gib Cove
Skirting	Bevelled Edge 85 x 12 MDF. 60 x 10 Eco Pine Skirting to Wet Areas. Tiled Skirting with Chrome Trim to Wet Areas with Tiled Floor Only.
Reveals	60 x 12 MDF Architraves to All Windows & Doors. Pine to Wet Areas
	Resene Paint Systems
	Ceilings - Flat Finish.
Painting	Walls & Exterior - Low Sheen Finish.
	Doors, Reveals & Bathrooms - Enamel Finish.

KITCHEN AND JOINERY

Oven	Samsung 60cm Stainless Steel 76L Wall Oven - NV7B41201AS/SA
Hob	Samsung 60cm Ceramic Cooktop - CTR164NC01/XSA
Dishwasher	Samsung Stainless Steel Dishwasher - DW60M6055FS
Rangehood	Robinhood Stainless Steel 90cm Canopy Rangehood RWE3CL9SSDC
Hob Splashback	Toughened Glass - Painted to fit below Rangehood full width of bench
Sink Mixer	Ion Kitchen Mixer - Brushed Nickel
Joinery - Kitchen	Kitchen and Pantry Joinery Supply and Install by Complete Kitchens. 20mm Caesarstone Benchtops
Joinery - Shelving	Melamine or Ventilated Shelving to Wardrobes and Linen Cupboards. Supply by reSpace

LAUNDRY

Laundry	560mm wide Aquatica Supertub
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BATHROOM

Vanity	Newtech 900mm Eva One Drawer Vanity, Wall Hung
Vanity Mixer	Chrome Ion Basin Mixer
Basin Waste	Pop up waste
Mirror	Polished Edge Mirror over Vanity
Shower	Newline Ankara Acrylic Shower 1000 x 1000mm 2-Sided Wall Lining with corner mould, Chrome Trim
Shower Slider	Splash Plus Chrome 3F Slide Shower
Shower Mixer	Ion Chrome Shower Mixer
Bath	Newark Back to Wall Bath 1700mm
Bath Mixer	Ion Chrome Bath Mixer and Spout

WC

Toilet	Bauer Back to Wall Suite with Soft Close Seat and Cover
Toilet Roll Holder	Evoke Toilet Roll Holder

ENSUITE

Vanity	Newtech 900mm Eva One Drawer Vanity, Wall Hung
Vanity Mixer	Chrome Ion Basin Mixer
Basin Waste	Pop up Waste
Mirror	Polished Edge Mirror over Vanity
Toilet	Bauer Back to Wall Suite with Soft Close Seat and Cover
Toilet Roll Holder	Evoke Toilet Roll Holder
Shower	Newline Ankara Acrylic Shower 1000 x 1000mm 2-Sided Wall Lining with corner mould, Chrome Trim
Shower Slider	Splash Plus Chrome 3F Slide Shower
Shower Mixer	Ion Chrome Shower Mixer

FLOORING

Flooring: Carpet	Godfrey Hirst: Cable Bay Carpet
Flooring: Laminate	Impressions Laminate Plank
Vinyl Plank	Moduleo Vinyl Plank
Window Coverings	Not Included

ELECTRICAL

Lighting	LED Downlights
Switches and sockets	Vynco Metro (white faceplates only)
Heating	Fujitsu 6.5 kW Wall Mounted Heatpump
Water Heater	300 Litre 3kW Solar Ready Mains Pressure Cylinder

LANDSCAPING

Driveway:	Plain Exposed Aggregate
Patio:	Coloured concrete with decorative cuts
Driveway Drainage:	Sump & Stormwater Connection
Fencing:	1.8m high timber Boundary fencing. Stained to meet covenants
Exterior Plumbing	3 x Exterior Taps