



## Specification Sheet for Lot 648 Dunns Crossing Road, Rolleston



| Area                           | Type                         | Size                             | Colour/Type     | Comments                              |
|--------------------------------|------------------------------|----------------------------------|-----------------|---------------------------------------|
| <b>Exterior Finish</b>         |                              |                                  |                 |                                       |
| Cladding                       | Brick Albillo - White        | 90 series                        | White Mortar    | Midland Typico Range                  |
| Secondary Cladding             | James Hardie Oblique         |                                  | Flaxpod         | Run Vertical                          |
| Roofing                        | Long Run Iron                |                                  | Flaxpod         | 0.40 Corrugated                       |
| Fascia & Gutter                | Metal Quad Gutter            |                                  | Flaxpod         |                                       |
| Front Door                     | Plasma                       |                                  | Flaxpod         | Powder coated Aluminium               |
| Garage Door                    | Ace Garage Doors             | 4.8m                             | Flaxpod         | Urban Series, Insulated               |
| Exterior Joinery               | Double Glazed T/B            |                                  | Flaxpod         | Clear Glass (no tint)                 |
| Glass                          | Low E                        |                                  |                 | Obscure glass to toilet and bathrooms |
| Exterior Joinery Hardware      | Colour Matched               |                                  |                 |                                       |
| Down Pipes                     | Metal                        | 80mm                             | Flaxpod         | Round                                 |
| <b>General Interior Finish</b> |                              |                                  |                 |                                       |
| Ceilings                       | Gib Std                      | 13mm                             |                 | Stopped to level 4                    |
| Walls                          | Gib Std                      | 10mm                             |                 | Stopped to level 4                    |
| Wet Areas                      | Gib Aqualine                 | 13mm to ceilings & 10mm to walls |                 |                                       |
| Interior Doors                 | MDF Hollow Core              |                                  | Flush Panel     | Gib Groove                            |
| Skirtings                      | MDF                          | 12mm                             | Bevel           |                                       |
| Architraves                    | N/A                          |                                  |                 |                                       |
| Door Frames                    | MDF Gib Groove               | 30mm                             |                 |                                       |
| Window Liners/Reveals          | H3 Pine Gib Groove           | 25mm                             |                 |                                       |
| Painting                       | Resene, Dulux or Wattyl      |                                  |                 | Colours TBC                           |
| <b>Door Hardware</b>           |                              |                                  |                 |                                       |
| Passage Doors and Dummies      | Windsor, Galaxy Apollo       | 54mm                             | Brushed Nickel  | Code: 7015-BN                         |
| Privacy Locks                  | Windsor, Galaxy Apollo       | 54mm                             | Brushed Nickel  | Code: 7034-BN (Separate)              |
| Door Stops, Skirting Mounted   | Windsor, Concealed fix       | 85mm                             | Brushed Nickel  | Round (5240)                          |
| Door Stops, Floor Mounted      | Windsor                      |                                  | Brushed Nickel  | Round(38mm-5256) (60mm-5264)          |
| Edge Pull Handles              | Windsor, Door Edge Pull      |                                  | Brushed Nickel  | Round (8088)                          |
| Flush Pull Handles             | Windsor, Concealed fix       | 120x40                           | Stainless Steel | Oval (5241)                           |
| Magnets                        | Drilled into door heads      | 25mm                             |                 | On Cupboards and Doubles              |
| Front Door                     | Icon Lever via Window Joiner |                                  |                 |                                       |

|                             |                                                                                  |                              |                                      |                         |
|-----------------------------|----------------------------------------------------------------------------------|------------------------------|--------------------------------------|-------------------------|
|                             |                                                                                  |                              |                                      |                         |
| Kitchen/Pantry              |                                                                                  |                              |                                      |                         |
| Kitchen Cupboard Hardware   | As Per Trends Kitchens Design & Quote                                            |                              |                                      |                         |
| Kitchen Cupboard Fronts     | "                                                                                |                              |                                      |                         |
| Bench Top in Kitchen        | "                                                                                |                              |                                      |                         |
| Bench Top in Pantry if app. | "                                                                                |                              |                                      |                         |
| Island panel back           | "                                                                                |                              |                                      |                         |
| Splash Back                 | Tile                                                                             |                              | Zero Arena RLV 300x900 from Nextdore |                         |
| Kitchen Tapware             | Minimalist MK2 Sink Mixer Pull Down Chrome - Lead Free                           |                              |                                      |                         |
| Kitchen Sink/Bowl           | As per Trends Kitchens Quote                                                     |                              |                                      |                         |
| Waste Disposal              | Insinkerator included                                                            |                              |                                      |                         |
| Scullery Tapware            | N/A                                                                              |                              |                                      |                         |
| Scullery Sink               | N/A                                                                              |                              |                                      |                         |
| Flooring                    | Pergo Arendal Laminate, col. Island Oak Timber Flooring                          |                              |                                      |                         |
|                             |                                                                                  |                              |                                      |                         |
|                             |                                                                                  |                              |                                      |                         |
|                             |                                                                                  |                              |                                      |                         |
| Appliances                  |                                                                                  |                              |                                      |                         |
| Oven                        | <a href="#">HBA534BS3A Built-in oven   BOSCH NZ</a>                              |                              |                                      | or similar              |
| Hob                         | <a href="#">PIE631HB1E Induction cooktop   BOSCH NZ</a>                          |                              |                                      | or similar              |
| Dishwasher                  | <a href="#">SMS4HVI01A Free-standing dishwasher   BOSCH NZ</a>                   |                              |                                      | or similar              |
| Rangehood                   | <a href="#">52cm Undermount Rangehood, Black Glass   Euromaid</a>                |                              |                                      | or similar              |
| Waste Disposal              | <a href="#">Model-550sr - Insinkerator</a>                                       |                              |                                      | or similar              |
|                             |                                                                                  |                              |                                      |                         |
|                             |                                                                                  |                              |                                      |                         |
|                             |                                                                                  |                              |                                      |                         |
| Laundry in Garage           |                                                                                  |                              |                                      |                         |
|                             |                                                                                  |                              |                                      |                         |
| Laundry Cupboard Hardware   | As per Trends Kitchens Quote                                                     |                              |                                      |                         |
| Laundry Cupboard Fronts     | "                                                                                |                              |                                      |                         |
| Bench Top                   | "                                                                                |                              |                                      |                         |
| Sink/Bowl                   | "                                                                                |                              |                                      |                         |
| Laundry Tapware             | Minimalist MK2 Sink Mixer Pull Down Chrome - Lead Free                           |                              |                                      |                         |
| Flooring                    | Garage Carpet                                                                    |                              |                                      |                         |
| Dryer Vent                  | N/A                                                                              |                              |                                      |                         |
| Splash Back                 | Tile                                                                             |                              | Zero Arena RLV 300x900 from Nextdore |                         |
|                             |                                                                                  |                              |                                      |                         |
|                             |                                                                                  |                              |                                      |                         |
|                             |                                                                                  |                              |                                      |                         |
| Garage                      |                                                                                  |                              |                                      |                         |
| Cupboard                    | As Per Trends Kitchens Quote                                                     |                              |                                      |                         |
| Floor Finish                | Garage Floor Carpet                                                              |                              |                                      |                         |
| Garage Door                 | Ace Garage Doors                                                                 | 4.8m                         | Flaxpod                              | Urban Series, Insulated |
|                             |                                                                                  |                              |                                      |                         |
|                             |                                                                                  |                              |                                      |                         |
| Main Bathroom               |                                                                                  |                              |                                      |                         |
|                             |                                                                                  |                              |                                      |                         |
| Vanity                      | Zara 900, 2 Drawer, Wall-Hung Vanity - Melamine and select handle                |                              |                                      |                         |
| Bath                        | Sol Bath Back To Wall 1700mm High Gloss White                                    |                              |                                      |                         |
| Finish around bath          | Tiles to all walls floor to ceiling                                              |                              | Milan White 600x600                  |                         |
| Mirror or Mirror Cabinet    | MLO7575                                                                          | LED Mirror Round W750 x H750 |                                      |                         |
| Additional Joinery          | N/A                                                                              |                              |                                      |                         |
| Shower                      | 1000x1000 Tiled Shower 2 sided with glass door & return                          |                              |                                      |                         |
| Vanity plumbing/tapware     | Minimalist MK2 Basin Mixer Chrome - Lead Free                                    |                              |                                      |                         |
| Shower plumbing/tapware     | Minimalist MK2 Shower Mixer                                                      |                              | Minimalist MK2 Rail Shower Chrome    |                         |
| Bath plumbing/tapware       | Minimalist MK2 Wall Mounted Mixer with Spout Chrome Lead Free                    |                              |                                      |                         |
| Heating                     | Manrose Vivo Heat Fan Light 1900 Lumen 4000K White                               |                              |                                      |                         |
| Under tile Heating          | Included via Tile layer                                                          |                              |                                      |                         |
| Heated Towel Rail           | HEIRLOOM Studio 1 Towel Warmer 600 x 825mm 7-Rung Brushed Stainless Steel WS825B |                              |                                      |                         |
| Misc Hardware               | HEIRLOOM Podium Towel Stirrup 250x30mm BN                                        |                              |                                      |                         |
| Extractor                   | Manrose Vivo Heat Fan Light 1900 Lumen 4000K White                               |                              |                                      |                         |
| Tiling                      | All walls floor to ceiling tiles                                                 |                              | Milan White 600x600                  |                         |
| Flooring                    | Tiles                                                                            |                              | Milan White 600x600                  |                         |
|                             |                                                                                  |                              |                                      |                         |
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| Ensuite                         |                                                                                         |                                   |    |                      |
| Vanity                          | Zara 1200 Wall-Hung Vanity, Double Bowl, 4 Drawer - Melamine & select handle            |                                   |    |                      |
| Mirror or Mirror Cabinet        | MLO6060                                                                                 | LED Mirror Round W600 x H600      | x2 |                      |
| Additional Joinery              | N/A                                                                                     |                                   |    |                      |
| Shower (Tiled)                  | Tiled shower with recess                                                                |                                   |    | 1800x1000 x2400 high |
| Vanity plumbing/tapware         | Minimalist MK2 Basin Mixer Chrome - Lead Free                                           |                                   | x2 |                      |
| Shower plumbing/tapware         | Minimalist MK2 Shower Mixer                                                             | Minimalist MK2 Rail Shower Chrome |    |                      |
| Toilet suite                    | Tornado V.3 Back To Wall Toilet Suite Gloss White                                       |                                   |    |                      |
| Heating combined with extractor | Manrose Vivo Heat Fan Light 1900 Lumen 4000K White                                      |                                   |    |                      |
| Under tile Heating              | Included via Tile layer                                                                 |                                   |    |                      |
| Heated Towel Rail               | HEIRLOOM Studio 1 Towel Warmer 600 x 825mm 7-Rung Brushed Stainless Steel WS825B        |                                   |    |                      |
| Misc Hardware                   | HEIRLOOM Podium T/Roll Holder 150x75mm BN, Podium Towel Stirrup 250x30mm BN             |                                   |    |                      |
| Extractor combined with heater  | Manrose Vivo Heat Fan Light 1900 Lumen 4000K White                                      |                                   |    |                      |
| Tiling                          | To all walls from floor to ceiling                                                      |                                   |    | Milan White 600x600  |
| Flooring                        | Tiles                                                                                   |                                   |    | Milan White 600x600  |
|                                 |                                                                                         |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Water Heating                   |                                                                                         |                                   |    |                      |
| HWC - Solar Ready               | Hot Water Cylinder Mains Pressure Vitreous Enamel 300L 3kW 31230015                     |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Toilet (Separate)               |                                                                                         |                                   |    |                      |
| Toilet suite                    | Tornado V.3 Back To Wall Toilet Suite Gloss White                                       |                                   |    |                      |
| Basin/Vanity                    | SPA500WHM Space 500 Wall-Hung Vanity, 1 Door, Melamine                                  |                                   |    |                      |
| Basin plumbing/tapware          | Minimalist MK2 Basin Mixer Chrome - Lead Free                                           |                                   |    |                      |
| Mirror                          | Precision Circle Mirror 600mm Dia PRCIRC600                                             |                                   |    |                      |
| Hardware                        | HEIRLOOM Podium T/Roll Holder 150x75mm BN, Podium Towel Stirrup 250x30mm BN             |                                   |    |                      |
| Flooring                        | Tiled floor & skirting                                                                  |                                   |    | Milan White 600x600  |
|                                 |                                                                                         |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Family Room/Lounge              |                                                                                         |                                   |    |                      |
| Flooring                        | Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Living                          |                                                                                         |                                   |    |                      |
| Flooring                        | Pergo Arendal Laminate, col. Island Oak Timber Flooring                                 |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Dining Room                     |                                                                                         |                                   |    |                      |
| Flooring                        | Pergo Arendal Laminate, col. Island Oak Timber Flooring                                 |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Hall                            |                                                                                         |                                   |    |                      |
| Flooring                        | Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Linen Cupboard                  | N/A                                                                                     |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Hall Cupboard                   |                                                                                         |                                   |    |                      |
| Shelving                        | 400mm deep wire shelving as per Wardrobe World Design                                   |                                   |    |                      |
| Flooring                        | Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Entry                           |                                                                                         |                                   |    |                      |
| Flooring                        | Pergo Arendal Laminate, col. Island Oak Timber Flooring                                 |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Bed 1 (Master Bed)              |                                                                                         |                                   |    |                      |
| Flooring                        | Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
| Walk in Robe                    |                                                                                         |                                   |    |                      |
| Shelving                        | 390mm deep white melamine shelving as per Wardrobe World plan                           |                                   |    |                      |
| Flooring                        | Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile |                                   |    |                      |
|                                 |                                                                                         |                                   |    |                      |
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|------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------|--------------|
|                                          |                                                                                         |                                               |                                 |              |
| Bed 2                                    |                                                                                         |                                               |                                 |              |
| W/robe                                   | Aluminium sliders                                                                       |                                               | TBC                             | x2 Painted   |
| Shelving                                 | 390mm deep white melamine shelving as per Wardrobe World plan                           |                                               |                                 |              |
| Flooring                                 | Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |
| Bed 3                                    |                                                                                         |                                               |                                 |              |
| W/robe                                   | Aluminium sliders                                                                       |                                               | TBC                             | x2 Painted   |
| Shelving                                 | 390mm deep white melamine shelving as per Wardrobe World plan                           |                                               |                                 |              |
| Flooring                                 | Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |
| Bed 4                                    | N/A                                                                                     |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |
| Office                                   | N/A                                                                                     |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |
| Heating Summary                          |                                                                                         |                                               |                                 |              |
| Water Heating                            | Hot Water Cylinder Mains Pressure Vitreous Enamel 300L 3kW 31230015                     |                                               |                                 |              |
| Ducted Heatpump                          | Fujitsu 12.4/14kw High Static Ducted Single Phase Heatpump with MyZone                  |                                               |                                 |              |
|                                          | as per Simply Heat Design                                                               |                                               |                                 |              |
| Under Tile Heating                       | To Main Bathroom and Ensuite Floors                                                     |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |
| Landscaping                              |                                                                                         |                                               |                                 |              |
| Driveway (incl strip drain)              | Sealed, exposed ag                                                                      | 29.5m2                                        |                                 |              |
| Rear of garage                           | Plain Concrete                                                                          | 20m2                                          |                                 |              |
| Patios x2                                | Plain Concrete                                                                          | 18m2                                          |                                 |              |
| Planting and Lawns as per landscape plan |                                                                                         |                                               |                                 |              |
| Interior Fences                          | Boundaryline "Juno" Picket fences                                                       |                                               |                                 | as per plan  |
| Clothes Line                             | N/A                                                                                     |                                               |                                 |              |
| Letter Box                               | Included                                                                                |                                               | Arbor Green approved Letter Box |              |
| Vehicle Crossing                         | Included                                                                                |                                               |                                 |              |
| Boundary Fences                          | Included                                                                                |                                               |                                 | By Developer |
|                                          |                                                                                         |                                               |                                 |              |
| Guarantees and warranties                |                                                                                         |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |
| 10 year Master Build Guarantee           | Included                                                                                |                                               |                                 |              |
| 12 month Defects Period                  | Included                                                                                |                                               |                                 |              |
| Implied Warrantees as per Building Act   | Included                                                                                |                                               |                                 |              |
| Insurance                                |                                                                                         |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |
| Full Contract Build Policy               | Included for full building replacement in case of loss                                  |                                               |                                 | See Policy   |
| Public Liability Insurance               | Included to the value of \$5,000,000                                                    |                                               |                                 | See Policy   |
|                                          |                                                                                         |                                               |                                 |              |
| Design, Consenting, Etc                  |                                                                                         |                                               |                                 |              |
| Full Build Design                        | Included                                                                                | Changes to plan by purchaser will incur costs |                                 |              |
| Building Consent                         | Included                                                                                | Changes to plan by purchaser will incur costs |                                 |              |
| Additional Consents - if required        | On agreement with purchaser if required and will incur costs                            |                                               |                                 |              |
| Soil Test                                | Included                                                                                |                                               |                                 |              |
| Flood Plane Certificate                  | Included                                                                                |                                               |                                 |              |
| Structural Engineering                   | Included                                                                                | Changes to plan by purchaser will incur costs |                                 |              |
| Surveying - if required                  | On agreement with purchaser if required and will incur costs                            |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |
| Health and Safety                        |                                                                                         |                                               |                                 |              |
| Security Fencing                         | Included                                                                                |                                               |                                 |              |
| Scaffolding                              | Included                                                                                |                                               |                                 |              |
| Safety Nets                              | Included                                                                                |                                               |                                 |              |
| Rubbish Removal                          | Included                                                                                |                                               |                                 |              |
| Client Access                            | With approval from Norrell Building Ltd                                                 |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |
| Under Ground Services                    |                                                                                         |                                               |                                 |              |
| Mains Power                              | Mains Power from front boundary to front corner of house                                |                                               |                                 |              |
| Gas                                      | N/A                                                                                     |                                               |                                 |              |
| Internet                                 | Fibre from front boundary to front corner of house                                      |                                               |                                 |              |
| Water                                    | From front boundary to front corner of house                                            |                                               |                                 |              |
| Sewer                                    | As per Plans and Consent                                                                |                                               |                                 |              |
| Stormwater                               | As per Plans and Consent                                                                |                                               |                                 |              |
|                                          |                                                                                         |                                               |                                 |              |

|                           |                                                                         |           |                                     |                  |
|---------------------------|-------------------------------------------------------------------------|-----------|-------------------------------------|------------------|
|                           |                                                                         |           |                                     |                  |
| <b>Structure and Misc</b> |                                                                         |           |                                     |                  |
| Framing                   | All H1.2 SG8 Framing                                                    | 2.4m high |                                     |                  |
| Structural Steel          | N/A                                                                     |           |                                     |                  |
| Attic                     | N/A                                                                     |           |                                     |                  |
| Man Hole Access           | 600x600                                                                 |           |                                     |                  |
| Soffits                   | 4.5mm James Hardie                                                      |           |                                     |                  |
| Skirtings                 | 60mmx12mm MDF                                                           |           | 60mmx10mm pine to wet areas         |                  |
| Architraves               | N/A                                                                     |           |                                     |                  |
| Gib Cove                  | N/A                                                                     |           |                                     |                  |
| Gib Stopping              | Square stop to tops, square external corners, Level 4 finish throughout |           |                                     |                  |
| <b>Insulation</b>         |                                                                         |           |                                     |                  |
| Walls                     | R2.8                                                                    |           | All exterior walls and garage walls |                  |
| Ceilings                  | R7.0 and R3.6                                                           |           | Including garage                    |                  |
| Sound Batts               | N/A                                                                     |           |                                     |                  |
|                           |                                                                         |           |                                     |                  |
| <b>Interior Doors</b>     |                                                                         |           |                                     |                  |
| Internal Access           | Polycore Door                                                           | 1980mm    |                                     | R Rating of 0.82 |
| Interior Doors            | Hollow Core                                                             | 1980mm    |                                     | Flush Panel      |
| Wardrobe Doors            |                                                                         | 1980mm    | Aluminium Frame with MDF Infill     |                  |
| Door Mirrors              | N/A                                                                     |           |                                     |                  |
|                           |                                                                         |           |                                     |                  |
| <b>Electrical</b>         |                                                                         |           |                                     |                  |
| Lights, power points, etc | As per Total Electric Quote                                             |           |                                     | See Breakdown    |