



Specification Sheet for Lot 649 Dunns Crossing Road, Rolleston



Area	Type	Size	Colour/Type	Comments
Exterior Finish Throughout				
Cladding	Brick with Grey Mortar	90 series	Terracotta	Midland Classic Range
Secondary Cladding	James Hardie Axon		Sandstone Grey	400mm Vert Groove
Roofing	Long Run Iron		Sandstone Grey	0.40 Corrugated
Fascia	Metal Fascia		Grey Friars	Pick out Fascia
Gutter	Metal Quad Gutter		Sandstone Grey	Pick out Fascia
Front Door	Plasma		Sandstone Grey	Powder coated Aluminium
Garage Door	Ace Garage Doors	4.8m	Sandstone Grey	Urban Series, Insulated
Exterior Joinery	Double Glazed T/B		Sandstone Grey	Clear Glass (no tint)
Glass	Low E			Obscure glass to toilet and bathrooms
Exterior Joinery Hardware	Colour Matched			
Down Pipes	Metal	80mm	Sandstone Grey	Round
General Interior Finish Throughout				
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
Door Hardware Throughout				
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 & Scullery (Main House)				
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 to Main Kitchen	Insinkerator included			
Scullery Tapware	Minimalist MK2 Sink Mixer Pull Down Chrome - Lead Free			
Scullery Sink	As per Trends Kitchens Quote			
Flooring	Pergo Arendal Laminate, col. Island Oak Timber Flooring			
Appliances (Main House)				
Oven	HBA534B53A Built-in oven BOSCH NZ			or similar
Hob	PIE631HB1E Induction cooktop BOSCH NZ			or similar
Dishwasher	SMS4HVI01A Free-standing dishwasher BOSCH NZ			or similar
Rangehood	52cm Undermount Rangehood, Black Glass Euromaid			or similar
Waste Disposal	Model-550sr - Insinkerator			or similar
Laundry in Garage (main house)				
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	Sandstone	Urban Series, Insulated
Main Bathroom (Main House)				
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	S300mm High Splashback		Milan White	
Mirror or Mirror Cabinet	MLO7575	LED Mirror Round W750 x H750		
Additional Joinery	N/A			
Shower - ENGLEFIELD Ruby II Square Shower 1000 x 1000mm Side Recessed Wall Centre Waste White 702307A-CRW-0				
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				
Floor	Tiled with tiled skirtings		Milan White 600x600	
Splashback - 150m high	Bath and Vanity		Milan White 600x600	

Ensuite (main house)				
Vanity	Zara 900, 2 Drawer, Wall-Hung Vanity - Melamine and select handle			
Mirror or Mirror Cabinet	MLO7575	LED Mirror Round W750 x H750		
Additional Joinery	N/A			
Shower (Tiled)	Tiled shower			1500x900 x2000 high
Vanity plumbing/tapware	Minimalist MK2 Basin Mixer Chrome - Lead Free			
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				
Floor	Tile with skirting tiles			Milan White 600x600
Splash Backs - Vanity	150mm high			Milan White 600x600
Shower	900x1500			Milan White 600x600
Water Heating (main house)				
HWC - Solar Ready	Hot Water Cylinder Mains Pressure Vitreous Enamel 300L 3kW 31230015			
Toilet (Separate in main house)				
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	N/A			
Living/Lounge (Main House)				
Flooring	Pergo Arendal Laminate, col. Island Oak Timber Flooring			
Dining Room (Main House)				
Flooring	Pergo Arendal Laminate, col. Island Oak Timber Flooring			
Hall (Main House)				
Flooring	Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile			
Linen Cupboard	N/A			
Hall Cupboards x2				
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 (Main House) incl cupboard				
Flooring	Pergo Arendal Laminate, col. Island Oak Timber Flooring			
Cupboard Shelving	400mm deep wire shelving as per Wardrobe World Design			
Master Bed (main house)				
Flooring	Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile			

Walk in Robe (main house)				
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 1				
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 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			
Unit Specifications				
Kitchen, Dining, living (Unit)				
Flooring	Pergo Arendal Laminate, col. Island Oak Timber Flooring			
Kitchen Cabinetry	As per Trends Kitchens Design			
Tiles	Splashback			Milan White 600x600
Kitchen Tapware	Minimalist MK2 Sink Mixer Pull Down Chrome - Lead Free			
Appliances (Unit)				
Oven	HBA534BS3A Built-in oven BOSCH NZ			or similar
Hob	PIE631HB1E Induction cooktop BOSCH NZ			or similar
Dishwasher	SMS4HVI01A Free-standing dishwasher BOSCH NZ			or similar
Rangehood	52cm Undermount Rangehood, Black Glass Euromaid			or similar
Laundry (unit)				
Joinery	N/A			
Laundry Tub	Robinhood Supertub Slim STSLIMTAP3			
Bathroom (unit)				
Vanity	Zara 900, 2 Drawer, Wall-Hung Vanity - Melamine and select handle			
Toilet	Tornado V.3 Back To Wall Toilet Suite Gloss White			
Mirror or Mirror Cabinet	MLO7575 LED Mirror Round W750 x H750			
Shower - ENGLEFIELD Ruby II Square Shower	900 x 900mm Side Recessed Wall Centre Waste White 702313A-CRW-0			
Vanity plumbing/tapware	Minimalist MK2 Basin Mixer Chrome - Lead Free			
Shower plumbing/tapware	Minimalist MK2 Shower Mixer		Minimalist MK2 Rail Shower Chrome	
Heating	Manrose Vivo Heat Fan Light 1900 Lumen 4000K White			
Heated Towel Rail	HEIRLOOM Podium T/Roll Holder 150x75mm BN, Podium Towel Stirrup 250x30mm BN			
Misc Hardware				
Extractor	Manrose Vivo Heat Fan Light 1900 Lumen 4000K White			
Tiling				
Floor	Tiled with tiled skirtings		Milan White 600x600	
Splashback - 150m high	To Vanity		Milan White 600x600	
Under tile Heating	Included via Tile layer			
Water Heating (unit)				
	Mains Pressure Vitreous Enamel 180 litre			MPVE 31218015
Bedroom 1 (unit)				
Flooring	Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile			
Wardrobe Doors	Aluminium sliders		TBC	x2 Painted
Shelving	390mm deep white melamine shelving as per Wardrobe World plan			

Bedroom 2 (unit)				
Flooring	Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile			
Wardrobe doors	Aluminium sliders		TBC	x2 Painted
Shelving	390mm deep white melamine shelving as per Wardrobe World plan			
Linen Cupboard (unit)				
Flooring	Carpet -Feltex Te Arai Bay, col. White Ash. Residential Extra Heavy Duty SDN twist pile			
Shelving	400mm deep wire shelving as per Wardrobe World Design			
Heating Summary				
Water Heating (unit)	Mains Pressure Vitreous Enamel 180 litre			MPVE 31218015
Water Heating (main house)	Hot Water Cylinder Mains Pressure Vitreous Enamel 300L 3kW 31230015			
Ducted Heatpump (main house)	Fujitsu 10.0/11.2kw High Static Ducted Single Phase Heatpump with MyZone			
Highwall Heatpump (unit)	Fujitsu 3.2kw highwall Heatpump to living area			
Under Tile Heating (main house)	To Main Bathroom and Ensuite Floors			
Under Tile Heating (unit)	To Bathroom			
Landscaping				
Driveway (incl strip drain)	Sealed, exposed ag	82m2		
Rear of garage	Plain Concrete	17m2		
Patios x2	Plain Concrete	32m2		
Entry Decking/path to front door	Kwila Decking	5.5m2		
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		
Engineering (Other)	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			
Structure and Misc				
Framing	All H1.2 SG8 Framing	2.4m high		
Structural Steel	N/A			
Attic	Included	24m2		
Attic Access	Attic Ladder			
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			
Insulation				
Walls	R2.8		All exterior walls and garage walls	
Ceilings	R7.0 and R3.6		Including garage	
Sound Batts	Intertenancy			
Interior Doors				
Internal Access	Polycore Door	1980mm		R Rating of 0.82
Interior Doors	Hollow Core Flush Panel	1980mm		
Wardrobe Doors		1980mm	Aluminium Frame with MDF Infill	
Door Mirrors	N/A			
Electrical				
Lights, power points, etc	As per Total Electric Quote			See Breakdown