

Lot 4464, Te Whariki

OUTLINE SPECIFICATION

GENERAL CONSTRUCTION

Foundations	- TC1 ring foundation with underfloor insulation
Framing	- Pine H1.2 Wall Framing
Wall Insulation	- R2.6 batts
Ceiling Insulation	- R3.6 ceiling batts

EXTERNAL

External Wall Cladding	- Celcrete plaster, vertical cedar
Roof Cladding	- Coloursteel
Fascia, Gutter and Downpipes	- Coloursteel
Window and Door Joinery	- Powder Coated aluminum framing with double glazing.
Garage Door	- Coloursteel sectional door with automatic opener
Landscaping	- 40sqm decking, 100+ sqm exposed aggregate driveway/service area.

INTERNAL

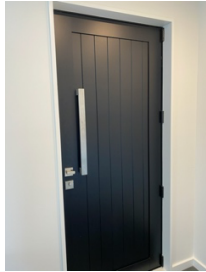
Ceiling Linings	- Dining/Living area / 13mm gib
Wall Linings	- 10mm gib / Aqualine gib in wet areas - Gib Stopping – Level 4 paint finish
Floor Coverings	- 38oz Solution died Nylon Carpet in lounge, living, and bedrooms with 11mm underlay. - Vinyl planking to kitchen, dining, entry. Tiled laundry & bathroom floors incl shower base(s) & shower walls.
Skirting	- 12mm x 65mm bevel skirting board.
Internal Doors	- 2200mm Overheight hollow core
Paint	- 1 colour ceiling / 1 colour walls
Kitchen Joinery	- As per plan
Kitchen Benchtop	- Stone benchtop (Formica/laminate in pantry & laundry benchtops)
Cooking	- Electric
Laundry	- As per plan
Wardrobes	- 2200mm GIB/GIB sliders
Lighting	- As per Consented Electrical Plan
Heating	- 12kw ducted heatpump
Water Heating	- Electric 300L
Services	- Power, water & fibre

The following chattels are provided in the build as standard (subject to change due to availability):

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|---|-----------------------------------|
| - Bosch induction cooktop - PIE611BB5E | - Goldair Bathroom heater x 2 |
| - Bosch powerpack rangehood – DHL555BAU | - 4 bar heated towel rail x 2 |
| - Bosch dishwasher – SMU2ITS01A | - Smoke Alarms |
| - Bosch Oven Single 70L - HBF133BS0A | - Electric garage door opener + 2 |

NB: The specified items are a general guide only and are subject to change based on availability

Examples of Spec:



Front Door



Internal Door Hardware



LED lighting / Smoke alarms.



Skirting & plugs



Carpet

