

SPECIFICATION GUIDE

General

- Site inspection
- Full set of detailed drawings
- Excavation
- Builders construction risks & liability insurance
- Professional services e.g. engineers & surveyors fees
- Local Authority Consents

Services

- All external services will be quoted after site inspection

Exterior

- Coloursteel Endura roof including underlay. Trimline or corrugated profile with 30 year guarantee (ISO category 2 & 3 only)
- 9mm James Hardies Weatherboard, Palliside, Shadowclad ply groove for Coastal Homes range or Brick for 'The Collection' range only
- Timber fascia & P.V.C Classic Marley external guttering
- Powder coated aluminium joinery. Very High Wind rating, double latched metal handles with pre-primed H3 LOSP treated jointed liners
- Latitude aluminium front door with Mayfair gripset handle and lock
- H1 90x45 MSG graded kiln dried laser frame, pre-cut & pre-nailed c/w 2 rows of nogs
- H1 90x45 MSG graded kiln dried laser frame, pre-cut & pre-nailed trusses, wall height 2400mm (high ceilings are optional on some designs)
- Thermakraft cover-up exterior frame wall wrapping
- Decks as per sketches

Interior

- Hollow Core Paint quality doors
- Schlage Accent satin chrome lever door hardware
- 5 shelves to linen cupboard, 1 shelf to wardrobes, wardrobe shelving fitted with Pryda clothes rail
- 55mm Gib cove to living areas, 40mm timber scotia to remaining areas & 60mm single bevel pine skirting
- 13mm plasterboard to ceilings, 10mm plasterboard to walls
- Aqualine plasterboard to wet area walls in Bathroom & Ensuite areas
- 3.2 R Pink Batts in ceiling cavity of living areas, 2.2 R Pink Batts in external living walls

Floor Coverings

- Vinyl or tiles to wet areas
- Carpet to rest of house
- Timber Overlay

Kitchen

- Free kitchen design service
- A laminate 32mm thick, R10, 180° roll formed edge bench top in a colour of your choice
- The doors, panels and drawer fronts in Melteca with matching 2mm PVC edge tape
- All internal surfaces are satin white Melteca with 1mm PVC edging
- Units made with self closing hinges
- A Hans Seville 1 ¼ Stainless steel sink with dish tray
- Laska Neu kitchen mixer

Plumbing & Plumbing Fixtures / Fittings

- Laska Neu mixers
- Alpha plus 3 function slide shower
- Mains pressure 180L hot water cylinder
- 2 outside hose taps
- Stella 900mm white vanity
- Frameless mirror 900x900
- Cygnet BTW toilet suite square with soft close seat
- Newline Rhine 915x915 square moulded, 2 sided shower
- Easy clean chrome shower wastes
- Aquatica laundry tubbie 560x560

Electrical

- Parmco stainless steel dishwasher PD6-PSE-1
- Parmco stainless Steel Oven OV-1-6S-5
- Parmco stainless steel ceramic hob HO-6NF-CER
- Parmco stainless steel rangehood RCAN-9S-1000
- Smoke detectors
- Down lights
- Power points
- Earth release power points to bathroom & ensuite (if applicable)
- 2 TV outlets & 2 Telephone outlets
- Heated Towel rails to bathroom and ensuite

Decorating

Interior:

- Flat finish to ceilings
- Low sheen to walls
- Top quality paint
- Semi-Gloss enamel finish to timber, doors & window jambs

Exterior:

Three coats of low sheen to exterior where applicable

Garage (if applicable)

- Ribline powder coated sectional garage door
- Electric garage door opener with 2 remotes
- Lined & painted (excluding floor)

Alternative finishings are available if requested

Plus Free Design Consultancy Service!

to assist with product and design choices;

eg Kitchen, plumbing fixtures, window joinery, floor coverings, paint colours etc.