

RANGIURA SCOTIA GLEN DEVELOPMENT
PROPOSED BUILD SPECIFICATION DETAIL
“DESIGN B/DESIGN D”
(Correct as at 24th March 2020)

Foundations	Insulated concrete floor foundations to NZBC3604 standard (based on good ground conditions).
Wall Frames	90mm x 45mm SG8 H1.2 KD.
Trusses	As designed in accordance with the plans by a certified truss manufacturer (with supplied PS1) SG8 H1.2 KD.
Roof	Steel & Tube NZ Colorsteel 0.4mm Colorsteel Endura Custom Orb profile.
Fascia & Spouting	Continuous 180mm metal fascia 0.5mm ZM8 Continuous metal spouting 125OG with 80MM metal downpipes ZM8.
Soffits	James Hardie Hardisoffit 4mm.
Cladding	The Brickery (Origin range, single height 70 series, natural mortar). James Hardie Linea 180 weatherboard.
Ceiling battens	Timber ceiling battens 70mm x 35mm SG8 H1.2KD.
Windows	Double glazed aluminium joinery (includes garage). Clear glass with obscure glass for bathroom & ensuite.
Insulation	Pink Batts to walls R2.2 and R3.2 to house ceiling (includes garage walls and ceilings).
Interior linings	Gib plasterboard 10mm walls & 13mm for ceilings. Aqualine to bathroom & ensuite walls & ceilings.
Gib stopping	To a level 4 paint quality finish throughout. Bullnose external corners.
Scotia	Gibcove 55mm throughout the house and 40mm No 8 bevelled cornice in cupboards/wardrobes.
Skirting	60mm pine single bevel skirting and 40mm pine single bevel architraves.
Shelving	Metal ventilated shelving to cupboards, wardrobes.
Exterior Doors	Fairview Aluminium Architectural Suite with separate security doors (front / rear garage).
Interior doors	Grooved Doors with Windsor Futura Corbel Elite door hardware (lever handle).
Painting	Interior: 1 colour to walls and skirtings; 1 colour to door & window frames, architraves and doors; flat white to cove and ceilings Resene Sealer (Highcover) Resene Zylone Topcoat (Low Sheen, Walls and Skirtings) Resene Lustacryl Enamel (Doors and architraves)

Resene Shelf Line ceiling flat (Ceilings)

Exterior:

1 colour to soffits; 1 colour to walls (Linea 180).
Resene Quickdry Primer (undercoat)
Resene Lumbersider (Linea 180 topcoat, soffits)

Kitchen	Melteca carcass with laminate square edge bench tops and double bowl stainless steel sink
Splashback	Glass 750mm x 900mm Clear Float glass
Appliances	Fisher & Paykel Gas Cooktop Model: CG604LPX2 Fisher & Paykel Single Wall Oven: Model: OB60SL7DEX1 Fisher & Paykel Dishwasher: Model DW60FC2X1 Waste Disposal Unit: Insinkerator 56 Rangehood: Fisher & Paykel HS60LXW4
Plumbingware	Main Bathroom / Ensuite Raymor Coral Wall Basin (713114, 490mm, wallmount). Raymor 40mm chrome popup waste. Hansgrohe Mysport Basin Mixer (With long lever disabled handle). Adesso Elevate BTW Toilet Suite, Access ELE100 SC seat. 90 Deg Knurled Grab Rail beside toilet (750mm x 750mm). Hansgrohe Croma Select E1 Jet slide shower. Hansgrohe Mysport M shower mixer. 1.2m Square Showertrack with white curtain. All-proof 100mm round chrome waste. Centro Towel Stirrup, YCTRS. Centro Towel Holder, YCTRNF (fixed arm) General Methven Waipori kitchen Mixer Rheem Infinity A26 Hot Water System. Raymor UB30 under bench Water Purifier Raymor E6200 Laundry Tub (560mm x 910mm)
Bathroom	Wall tiling 300 x 100mm white gloss subway tiles (1 row above the vanities). Bathroom mirror above vanities (900 mm x 900 mm), toilet roll holders and towel stirrups.
Electrical	Layout as per supplied Electrical Plan spec'd with following products: HPM Azalia led downlights HPM Excel Lite (Switches / Sockets / Jacks) Manrose 150mm Inline Fans 230V Big Ben Door Bell Cavius Smoke Detectors Trical Meter Box DCB1S VYNCO, Distribution board, Fuses, RCDs, Breakers Data points in each room (TBC)
Heating	Panasonic Aero series heat pump air-conditioner CSCUZ42TKR.
Underfloor Heating	Warmup underfloor heating system with thermostat (Bathroom floor only).
Floorcoverings	Virga luxury extra heavy duty 100% solution dyed fibre cut pile, on 10mm foam underlay with

smooth edge as required. (living, dining, hallway, sunroom, 2 beds and wardrobes only).
Tarkett Granit Safe T691 (includes 150mm bead) to bathroom. Tarkett Wallguard from
150mm cove to 2000m height on shower wall (2 sides. WETSHOWER ONLY).
Garage Carpet, anthracite 4m needle punch carpet with door bar.

Curtains / Blind To be confirmed

Garage Door Insulated Automatic Dominator Futura sectional door, with 2 remote controls

Provisional Sums: **Please include the following Provisional Sums**

- Kitchen Joinery up to \$15,000 + plus appliances above
- Drainage: Provisional Sum of \$5,000
- Power, Fibre and Water Supply Connections: Provisional Sum of \$2,500
- External Works including driveway, paths and clothesline: Provisional Sum of \$8,500
- Landscaping: Provisional Sum of \$4,000

Warranties and Guarantees:

The Contractor shall provide a minimum 10-year Warranty (in a form acceptable to the Principal) covering the whole of the building works including all materials and workmanship and overall weathertightness.

The Contractor shall provide Guarantees and Warranties and information on the maintenance requirements for all elements of the building in accordance with Regulation 9 of the Building (Consumer Rights and Remedies) Regulations 2014.

Exclusions Site Preparation by Others.
Council Building Consent fees,