



Area 70m<sup>2</sup> | Bed 2 | Bath 2



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# SPECIFICATIONS

Each contracted build can be individually tailored to meet your needs. Please do not hesitate to suggest any changes you may have in mind.

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| EXTERIOR SUBFLOOR | TIMBER SUBFLOOR AS PER NZS 3604:2011 - FOUNDATIONS ARE BASED ON LEVEL OF SITE TO NZS3604:2011 |
| EXTERIOR CLADDING | BGC NULINE WEATHERBOARD OR BGC DURAGROOVE                                                     |
| FRAMING           | 90 x 45 H1.2 TREATED                                                                          |
| FASCIA            | COLOURSTEEL FASCIA                                                                            |
| ROOFING           | LONG RUN COLOURSTEEL TRIMFORM IRON                                                            |
| WINDOWS           | FAIRVIEW POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY                                        |
|                   | IF APPLICABLE FRONT DOOR WILL BE POWDER COLOUR COATED TO SUIT                                 |

## INTERIOR

|               |                                                                  |
|---------------|------------------------------------------------------------------|
| FLOORING      | 19MM PLYWOOD FLOORING                                            |
| DOOR HARDWARE | WINDSOR FUTURA APWX LEVER RANGE                                  |
| DOORS         | PRE-HUNG HUME PRIMECOAT MDF FLUSH IN SLIMLINE JAMBS & DOORSTOPS  |
| LININGS       | GIB 10MM PLASTERBOARD TO WALLS AND 13MM PLASTERBOARD TO CEILINGS |
| PLASTERING    | LEVEL 4 - PAINT FINISH                                           |
| CORNICE       | SQUARE STOPPED OR 75mm GIB COVE CLASSIC                          |
| SKIRTING      | 60mm FJ BEVELLED EDGE & 60mm FJ PINE ARCHITRAVES                 |

## INSULATION

|          |                             |
|----------|-----------------------------|
| CEILINGS | ELIMENT R6.0                |
| WALLS    | ELIMENT R2.8                |
| FLOOR    | EXPOL UNDERFLOOR R2.5 (MIN) |

## BATHROOM

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| SHOWER          | ACRYLIC SHOWER UNIT - SIZE & SHAPE DICTATED BY PLAN |
| TOILET          | MONDELLA ROCCO                                      |
| VANITIES        | CERAMIC TOPPED UNITS, SUPPLIED & INSTALLED          |
| TAPWARE         | MIZU DRIFT RANGE                                    |
| TOWEL RAIL      | HEATED                                              |
| EXTRACTION UNIT | THROUGH CEILING EXTRACT FAN - G4 COMPLIANT          |

## KITCHEN

|            |                                            |
|------------|--------------------------------------------|
| JOINERY    | WHITE MELAMINE. WATER-RESISTANT CARCASES   |
| HARDWARE   | COSMO HARDWARE RANGE                       |
| BENCHTOPS  | LAMINATE BENCHTOP IN A RANGE OF COLOURS    |
| SINK       | STAINLESS STEEL LARGE BOWL INSERT          |
| APPLIANCES |                                            |
| STOVE      | ROBINHOOD ELECTRIC UNDERBENCH OVEN         |
| OVEN       | ROBINHOOD 4 ELEMENT GAS OR CERAMIC COOKTOP |
| HOB        | ROBINHOOD CANOPY RANGEHOOD                 |

|              |                                      |
|--------------|--------------------------------------|
| ELECTRICAL   | FIT-OUT COMPLETE USING LED LIGHTING. |
| PLUMBING     | COMPLETED AND TESTED                 |
| WATER HEATER | A24 GAS INFINITY OR 180L MAINS HWC   |

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| DECORATION OPTION | DECORATION OPTION INCLUDES EXTERNAL / INTERNAL PAINT, CARPET, VINYL & SPLASHBACKS<br>SUBJECT TO YOUR SELECTION |
|-------------------|----------------------------------------------------------------------------------------------------------------|

Excluding structural building materials, all products mentioned may differ occasionally subject to availability and/or compatibility. When this is the case, the substitute product will always be of equal quality. All product warranties are subject to the distributors and/or manufacturers policies.



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