

Standard Specifications

Here's a list of the standard specifications included in your new home as the base level. Upgrade options are available on request and at additional costs.



Subfloor

- **Bearers** - 140x45 SG8 H3.2 treated radiata pine
- **Floor Joists** - 200x45 LVL11 H1.2 treated laminated veneer lumber (LVL)
- **Flooring** - 25mm thick Metrapanel floor

Frame & Truss

- **Wall Frames** - 90x45 LVL8 H1.2 laminated veneer lumber (LVL)
- **Roof Trusses** - Engineered for site specific zoning

Roofing

- **Roofing & Flashings** - Colorsteel MAXAM, available in two different profiles (5 Rib for hip, gable & mono / Corrugated for hip & gable only) & in 5 standard colours
- **Roofing Underlay** - Thermakraft Covertex 215 self-supporting synthetic roof underlay
- **Timber Fascia** - 200x40 FJ H3.2 radiata pre-primed, painted to match roof
- **Spouting** - Marley Stormcloud with internal brackets 40-120 rainfall range available in 5 standard colours
- **Downpipes** - Marley 80mm diameter PVC available in 7 standard colours
- **Eaves** - 300mm eaves to all sides consisting of painted 4.5mm KalsiFlex cement soffit lining

Exterior Finishing

- **Air Barrier System** - 8mm RigidRAP rigid air barrier system is used for air/moisture tightness & structural bracing
- **Cavity System** - 20mm FJ H3.2 timber with drain slots, closed with bottom vent
- **Cladding** - Weathertex Primelock weatherboard, Selflock ecogroove & Weathergroove woodsman options
- **Exterior Paint** - Dulux paint system is used

Aluminium Door & Windows

- **Joinery** - Nulook Southern 41 Thermally Broken Duralloy powder coated joinery with vision rails, locking sliding doors, rated to high wind zone, available in 6 standard colours
- **Sliding Hardware** - Aria Pinnacle locking sliding door D pull handle. Slider set colour matched to joinery
- **Laundry Door** - 860mm aluminium with two panel clear glazing, vision rail and Aria 4-point lock set
- **Windows Glazing** - R0.50 thermally broken, low E argon filled, double glazed clear
- **Obscure glazing** - Stippolyte double glazing to toilet, bathroom & ensuite windows
- **Window Hardware** - Helix Aria double tongue profile latches colour matched to joinery, low profile single tongue latches to sliding doors, safety stays to all opening sashes. All outward opening doors come with a colour matched hold back
- **Flashings** - All head and sill flashings (where required) colour matched to joinery
- **Sills** - All jamb, head, and sill liners (where required) are 19mm H3.1 treated radiata for paint quality finish
- **Scribers** - 30x20mm FJ H3.1 RAD scribers painted to match cladding on Weatherboard and joinery on Weathergroove Natural

Plumbing

- All internal plumbing is completed within the building ready for connections onsite
- Plumbing in place for dishwasher & washing machine
- All water pipes are butelene
- All waste pipes are white PVC
- 180L Rheem Hot water cylinder
- 2x exterior brass hose taps
- All pipework is pressure tested to ensure no leaks

Electrical

- All electrical work is completed within the building envelope ready for connection to site services by the electrical service provider
- **Face Plates** - Vynco Home face plates for all light switches and points, available in White or Black
- **Downlights** - Recessed LED warm light, standard allowance = 3x kitchen, 4x living, 1x dining, hallway, bedrooms, bathroom, toilet, ensuite
- **Power Points Single** - Standard allowance = 1x for fridge, microwave, rangehood & dishwasher
- **Power Points Double** - Standard allowance = 4x kitchen, 3x living, 2x bedrooms, 1x dining, hallway, bathroom, laundry
- **Light Switches** - 1x per room, 2 way switching is additional
- **Extractor Fan** - Manrose Contour LED integrated 150mm Inline fan vented to eaves in bathroom, ensuite and laundry, centered in the room
- **Exterior lights** - Wall mounted IP65 Liro 2L up/down LED light by each exterior door available in White or Black

- **Smoke Detectors** - Watchman 10-year interconnected photoelectric smoke detectors as per new code standards located in all bedrooms, hallway and living areas
- **Heat Pump** - Panasonic Aero series R32 high wall air conditioning unit, 3.2kW heating capacity
- 1x TV, phone, internet outlet connection

Insulation

- **Underfloor insulation** - R2.8 Expol H-grade white expanded polystyrene
- **Wall insulation** - R2.6 Bradford Gold fibreglass
- **Ceiling insulation** - Minimum R6.6 Bradford Gold fibreglass

Interior Linings & Doors

- **Walls** - Standard 10mm plaster board stopped to a Level 4 finish
- **Wet Area Walls** - 10mm wet area plaster board to Laundry, Ensuite and Bathroom walls where applicable
- **Ceilings** - Metrapanel ceiling 25mm stopped to a Level 4 finish
- Ceiling Margin - Square stopped
- **Skirtings** - 60x10 FJ Single bevel pine painted to match walls
- **Sills & Architraves** - 60x10 FJ Single bevel pine
- **Interior Paint** - Dulux paint system is used
- **Hinged Doors** - Hollowcore MDF Smooth painted doors throughout
- **Interior Hardware** - Sylvan Dalton in Satin Chrome or Denver in Black hardware
- **Doorstops** - Sylvan round skirting mounted & floor mounted stops as required to match door hardware

Floor Coverings

- **Hard Flooring** - Woodland Lifestyle Sentry Strata laminated plank flooring in living, kitchen, dining, hallway, laundry, bathroom, ensuite, toilet & storage areas. Sentry flooring is designed for the family home. It's a no nonsense, hard wearing floor. Pet friendly and 100% waterproof, with UNILIN joints that makes Sentry flooring easy to clean and maintain. Available in 6 standard colours
- **Carpet** - Belgotex Delta Solution dyed nylon carpet on 11mm underlay in bedrooms & wardrobes. Delta carpet is an excellent choice for comfort, performance and style. Made from Stainproof Solution Dyed Nylon with a premium FusionBac backing, its stain proof and fade proof. Available in 10 standard colours

Kitchen

- **Doors & Panels** - Panelform 18mm melamine kitchen doors & drawers. These are the most popular kitchen door in New Zealand, and for some very good reasons. Created in 18mm melamine-faced MDF board with a 1mm ZeroLine 'laser edge' tape, They are not only easy-care, scratch-resistant and durable, but are also the most cost-effective kitchen door option in our range. Available in 14 standard colours
- **Benchtop** - Freeform Select 30mm laminate benchtop. These benchtop are easy to clean and maintain also stain-resistant and nonporous. Available in 23 standard colours
- **Splashback** - Glassart Splashback 900x750mm glass. Available in 48 colours
- **Oven** - Beko Inbuilt Oven BBO6851FX Aeroperfect Design 60cm 85L dark stainless steel 5 function oven, fan forced
- **Cooktop** - Beko Ceramic Cooktop HIC644021 60cm 4-Zone touch control 9 cooking levels
- **Rangehood** - Beko Rangehood BRH90CX stainless steel slim pyramid canopy with stainless steel baffle filters
- **Handles** - Enko standard handles available in four options in brushed nickel
- **Tap Mixer** - Kohler Studio Highrise kitchen mixer in chrome
- **Rubbish Bin** - Enko Simplex TB218.DS draw mounted pull out 2x 18L bins
- **Hardware** - Soft-close Blum hinges and DTC soft-close drawers
- **Sink** - Top mounted Everglades EE201 Stainless Steel Bowl & ¼ with drainer

Laundry

- **Laundry Tub** - Robinhood Supertub with cupboard & mixer
- **Upgrade Option** - Built-in laundry as per plan & specification to match kitchen

Wardrobes & Storage

- **Wardrobes** - One, full width Lumberlok CRT rail with a 300mm white Melamine fixed shelf to all bedrooms
- **Walk In Robe** - Two, full width Lumberlok CRT rails with 300mm white Melamine fixed shelves
- **Store / Linen Cupboards** - Three fixed white melamine shelves at 700mm, 1200mm, and 1700mm above the floor

Bathrooms

- **Shower** - Clearlite Pacific Shower Square or Round 900x900 flat wall with white trim
- **Shower Caddy** - Plumline Shower Caddy Progetto two tier
- **Shower Slide** - Kohler studio pin 680mm
- **Shower Mixer** - Kohler Shower Mixer studio pin
- **Vanity** - Englefield Valencia Ceramic Top, Single Bowl One Drawer 750mm in white
- **Vanity Mixer** - Kohler Studio Basin Mixer
- **Vanity Waste** - Kohler 32mm popup waste with overflow
- **Toilet** - Kohler Valencia back to wall Toilet Suite with Large Vario 160-235mm
- **Mirror** - polished edge high rectangle mirror set on vanity 1200mm x 750mm
- **Towel Rail** - Goldair Non-heated 600mm 8 bar towel ladder
- **Toilet Roll Holder** - Kohler Elate Toilet Roll Holder
- **Towel Ring** - Progetto Buddy Style Towel Ring
- **Bath** - Englefield Valencia 1500 back to wall Bath (if applicable)
- **Bath Tap** - Kohler Studio bath spout (if applicable)
- **Bath Waste** - Kohler 40mm popup waste with overflow (if applicable)

Other

- Factory building consent is included up to practical completion
- Construction & transport insurance is included
- Full interior clean & quality check with client prior to hand over
- 1 year defects warranty & 10 year new home warranty for materials & workmanship

Items NOT included in the standard house specification:

- Window treatments, curtains or blinds
- Dishwasher, washing machine or dryer
- Transport to site, site preparation & truck access
- Piles, decks, steps, baseboards & handrails
- Onsite power, internet, water, wastewater, stormwater systems & connections
- Carports, sheds or garages
- Siteworks, consent fees & engineers ground bearing reports
- Surveying of boundary & building position pegs
- Resource consent, local bylaw requirements or council contribution fees
- Consent notice requirements listed on the certificate of title
- Vehicle crossings, driveways, paths or landscaping

Upgrade options are available at additional costs, including coloured Marley downpipes, V Groove hollow core hinged doors, Inbuilt Pyrolytic Ovens, Induction Cooktops, built in Laundry Cabinetry, Beyond Tile on bathroom shower walls and Primestone benchtops. All specifications are dependent on the final house design, climate zoning requirements, client's needs, product availability & subject to change at anytime.