
- TRAVERS

2024 DETAILED SPECIFICATION – FACTORY

SOUTH PEAK HOMES LIMITED

STOCK BUILD



SOUTH PEAK HOMES

from our place to your space

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SPECIFICATION – TRAVERS 2024 DETAILED SPECIFICATION

CLIENTS DETAILS

Business Name : South Peak Homes Limited
Postal Address : 32 Robertson Street, Westport 7825
Contact Number : 021 517 995 / 021 925 871

Email Address : Troy.a@southpeakhomes.co.nz/Tracey.p@southpeakhomes.co.nz

PROJECT DETAILS

Consultant : Troy Adams / Tracey Pratten
Consultant Cell : 021 517 995 / 021 925 871
Base Plan : Travers
Modified : No
Project Name : Travers - Stock Build
Job# :
Site Address : 32 Robertson Street, Westport 7825
Lot# / DP# :
Site Area m2 :
Site Access :

STOCK / PPRE-CONSENTED MINIMUM

Wind Zone : Very High
Snow Load : N2 1kpa
Exposure Zone : D
Climate Zone : 6 (300m Elevation)
Earthquake Zone : 4
Rainfall Range : 90-100
Council : Buller District

SPECIFICATION – TRAVERS 2024 DETAILED SPECIFICATION

GENERAL

This specification covers the requirements for the project specified above. It is to be read in conjunction with the following documents:

- Building Contract
- Manufacturers Specifications
- Project Plans

Where the construction team is in doubt as to the type or location of any fitting or finish, or if there is any queries or discrepancies regarding the specification and the drawings, they must contact the Operations Manager and/or Sales Consultant for clarification. Please initial each page confirming the specifications are correct.

Insurance

During construction insurance is covered by South Peak Homes to protect your home. Transport insurance is included if South Peak Homes is responsible for transportation, however, it will become the responsibility of the client if they choose to have transport and/or site works as client care.

Warranty

A 1-year period to remedy any defects in your new home is included. In addition, there is a 10-year warranty on your new home covering workmanship and materials.

Handover

A full interior and exterior clean and quality check prior to dispatch is made, to ensure your new home is in excellent condition.

Exclusions

Exclusions may include site building consent, resource consent, specific reports required for consent (PS1, TP58, geotechnical), fees to manage site works including architectural, liaison with council and completion of Code Compliance Certificate, levelling of site or additional foundations if fall of site is more than 400mm over the building area, additional works to provide site access, amendments to meet client or council requirements and any other items not specifically listed above. Exclusions shall be listed in the Build Contract.

SOUTH PEAK HOMES RESPONSIBILITIES

We are pleased to present the following specification. The Detailed Specification is determined by the listed allocated responsibilities below to South Peak Homes and the Client.

SPH	Client	Project Component
✓	<input type="checkbox"/>	Design of the factory home plans
✓	<input type="checkbox"/>	Consenting and application for Code Compliance Certificate to factory completion
✓	<input type="checkbox"/>	Construction of the home from bearers up at our factory
<input type="checkbox"/>	<input type="checkbox"/>	Site consent
<input type="checkbox"/>	<input type="checkbox"/>	Onsite piling subject to the final engineered design. Includes a penetrometer test, ground bearing report, and liquefaction report as required
<input type="checkbox"/>	<input type="checkbox"/>	Delivery and positioning of the home onsite
<input type="checkbox"/>	<input type="checkbox"/>	Baseboards to house
<input type="checkbox"/>	<input type="checkbox"/>	Deck
<input type="checkbox"/>	<input type="checkbox"/>	Steps
<input type="checkbox"/>	<input type="checkbox"/>	Ramp
<input type="checkbox"/>	<input type="checkbox"/>	Baseboards to deck
<input type="checkbox"/>	<input type="checkbox"/>	Painting / staining of baseboards, decks, and steps
<input type="checkbox"/>	<input type="checkbox"/>	Site works relating to delivery
<input type="checkbox"/>	<input type="checkbox"/>	Site works relating to driveway
<input type="checkbox"/>	<input type="checkbox"/>	Driveway
<input type="checkbox"/>	<input type="checkbox"/>	Path
<input type="checkbox"/>	<input type="checkbox"/>	Wastewater and stormwater design
<input type="checkbox"/>	<input type="checkbox"/>	Water service connection
<input type="checkbox"/>	<input type="checkbox"/>	Stormwater service connection
<input type="checkbox"/>	<input type="checkbox"/>	Sewer service connection
<input type="checkbox"/>	<input type="checkbox"/>	Power service connection
<input type="checkbox"/>	<input type="checkbox"/>	Fireplace consent. Included with site consent
<input type="checkbox"/>	<input type="checkbox"/>	Fireplace, flue, and floor protector supply
<input type="checkbox"/>	<input type="checkbox"/>	Fireplace installation
<input type="checkbox"/>	<input type="checkbox"/>	Carport and / or garaging (Client responsibility unless authorized by the directors)

Additional Notes : *Factory Only.*

SUB-FLOOR

All house floors shall be of timber construction on a pile foundation using stainless steel fixings.

Bearer :	Four rows of double 140 x 45 SG8 H3.2 treated radiata at specified centres (Note: Kendall has three rows of bearers)
Joist :	200 x 45 LVL11 H1.2 treated radiata at 600mm centres. Double end wall joists
Floor :	FFL to be no less than 675mm above ground. House floor to be skinned with 25mm Metrapanel flooring with DGL Bondlast Flexi-Seal PUD waterproofing system to wet areas

FRAME & TRUSS

Exterior Frames :	All exterior walls to be 90mm LVL8 H1.2 radiata or equivalent with studs at 600mm centres and nogging at 600mm centers
Interior Frames :	All interior walls to be 90mm LVL8 H1.2 radiata or equivalent with studs at 600mm centres and nogging at 1200mm centers
Truss :	Truss construction to be a specific designed roof truss
Roof Profile :	<i>Glasgow & Buckland not available as a Hip</i> Option : Gable

ROOFING

Roof Cladding :	Colorsteel MAXX roofing and flashings Colour : Flaxpod Profile : 5Rib
Fascia :	Ex 200x40 FJ H3.2 Radiata Pre-primed fascia Colour : CS Flaxpod
Gutter :	Marley Stormcloud spouting with internal brackets. 40 – 120 Rainfall Range Colour : Flax Black
Downpipes :	Marley 80mm downpipes Colour : Flax Black
Soffit :	300mm eaves to all sides consisting of painted 4.5mm KalsiFlex cement soffit lining. Please consult plan Colour : Dulux - Flaxpod

EXTERIOR FINISHING

Rigid Air Barrier :	RigidRAP rigid air barrier system using full bracing pattern
Cavity:	20mm FJ H3.2 timber drained cavity closed with vent strip as per manufacturers specifications
Exterior Cladding:	Cladding is available in a variety of Weathertex styles Option 1 : WeatherTex Selflok Ecogroove Woodsman 300mm Stainless Steel Nails Colour : Dulux – Flaxpod Location : Everywhere except alcove Option 2 : WeatherTex Weathergroove Natural 150mm Rose head nails Colour : Natural Oil Location : Front Alcove
Joiners & Flashings :	WeatherTex aluminum flanged internal, external corners and vertical joiners painted to match cladding unless installed on natural and will be colour matched to joinery. Installed as per manufacturers specifications and design
Paint Range :	Note: Dark exterior paint colours under LRV25 attract heat & require higher maintenance with possible movement of timber claddings. South Peak Homes accept no liability for cladding movement, defects, paint fading or ongoing maintenance as a result of choosing dark exterior colours. Dulux systems are used. Colour matching as needed

ALUMINIUM DOOR & WINDOW JOINERY

Exterior Joinery :	Nulook Southern 41 Thermally Broken Duralloy powder coated joinery with vision rails in 6 standard colours. Rated to high wind zone (970pa) and 10m or more from break water Colour : Flaxpod Matt
Upgrade Option :	Wind Zone change Included? : Yes Wind one : Very High
Sliding Hardware :	Aria Pinnacle locking sliding door D pull handle. Slider set colour matched to joinery Option : No Vision Rails
Laundry Door :	860mm Aluminum with two panel clear glazing with vision rail and Aria 4-point lock set
Upgrade Option :	Obscure Glass No
Window Glazing :	R0.50 Thermally Broken Residential with Low-E argon filled double glazed clear
Obscure Glass :	Stipolite double glazing to ensuite and bathroom
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) to be 19mm H3.1 treated radiata for paint quality finish
Scribers :	30x20mm FJ H3.1 RAD scribes painted to match cladding on Weatherboard and joinery on Weathergroove Natural

INSULATION

Insulation to be installed as per NZBC requirements. Insulation to be 'Friction Tight Fitted' to all framing members.

Underfloor Insulation :	R2.8 consisting of Expol H-Grade white expanded polystyrene foam
Walls Insulation :	R2.6 Bradford Gold fibreglass insulation
Ceiling Insulation :	Minimum R6.6 Bradford Gold fibreglass insulation

INTERIOR LININGS

Interior Frames :	All interior walls shall be 2410mm stud
Walls :	Standard 10mm plaster board stopped to a Level 4 finish Colour : Dulux – Glinks Gully
Ceilings :	Metrapanel ceiling 25mm stopped to a Level 4 finish Colour : Dulux - Okarito
Wet Area Walls :	10mm wet area plaster board to Laundry, Ensuite and Bathroom walls where applicable Colour : Dulux - Haast Half

DOORS & HARDWARE

Upgrade Option :	V-grooved painted hollow core doors throughout
Included? :	Yes 3 760s in Stock need 2 more, 2 560s and 2 660s
Colour :	Dulux – Glinks Gully
Hinge :	Chrome
Interior Hardware :	Sylvan Dalton or Denver hardware. (10-year mechanical warranty) Privacy: Bathroom Passage: Bedrooms / Laundry Dummy: Robes / Stores Style : Girona – Chrome all in stock
Doorstops :	Sylvain round skirting mounted, and floor mounted stops as required to match door hardware all in stock

INTERIOR FINISHINGS

Skirting :	60x10 FJ Single bevel pine painted to match walls
Sill & Architrave :	60x10 FJ Single bevel pine Colour : Dulux - Okarito
Ceiling Margin :	Square Stop

CARPET & VINYL

Flooring :	Belgotex Delta solution dyed nylon carpet on 11mm underlay to bedrooms & robes Colour : Glide
Wea Area Flooring :	Woodland Lifestyle Sentry Strata laminated plank flooring in 6 standard colours to living, kitchen, dining, laundry, bathroom, toilet, ensuite, and stores where applicable. 25-year residential warranty Colour : Plateau Oak 16m2 in stock

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KITCHEN JOINER

As per kitchen design concept attached.

Doors and Panels :	Panelform 18mm Melamine with laser edge in standard colours Colour : White Washed Oak – Melteca In stock at factory (ex Christine Ward)
Upgrade Option :	Install a cupboard in dishwasher space Included? : No
Hardware :	Soft-close Blum hinges and DTC soft-close drawers
Handles :	Enko standard handles four options in brushed nickel Style : 144.128.BN
Rubbish Bin :	Enko Simplex TB218.DS draw mounted pull out 2 x 18L bins. Please see kitchen design
Benchtop :	Freeform Select or Premium range of laminates 30mm thick Colour : Back bench – Black Sky Front island bench – Black Sky Edge : Square
Sink :	Top mounted Everglades EE201 1 & ¼ bowl and drainer. See above
Tap Mixer :	Kohler Studio Highrise kitchen mixer in chrome in stock
Splashback :	Glassart splash back 900mm wide x 750mm high in standard colours Colour : Reeded Antique Mirror 281 GE Glass

LAUNDRY

Upgrade Option :	Inbuilt laundry as per plan Specification to match kitchen Included? : Yes – Bench top – Black Sky & Cabinetry White Washed Oak – Melteca in stock at factory (Ex Christine Ward)
Upgrade Option :	Wall units to match kitchen Included? : Yes
Additional Notes :	<i>Set Laundry for front loader.</i>

KITCHEN APPLIANCES

Beko is Europe's number one appliance brand. All Beko appliances are made in Europe and carry a 5year warranty.

Inbuilt Oven :	Beko BBO6851FX Aeroperfect Design 60cm 85L dark stainless steel 5 function oven fan force fan forced built in oven
Cooktop Upgrade :	Haier Gas Cooktop in Stock HCG604WFCG3 Included? : Yes
Rangehood :	Beko BRH90CX stainless steel slim pyramid canopy with stainless steel baffle filters
Dishwasher :	Dishwasher not included as standard

CLIENT APPLIANCES

Microwave :	Model : _____	H _____	W _____	D _____
Fridge :	Model : _____	H _____	W _____	D _____
Washing Machine :	Model : _____	H _____	W _____	D _____

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Dryer : Model : _____ H _____ W _____ D _____
 Additional Notes : *N/A design to common model's standards.*

STORAGE SOLUTIONS

Wardrobes : One Lumberlok rail and one 300mm fixed shelf to all bedrooms
 Store / Linen : Three fixed melamine shelves at 700mm, 1200mm, and 1700mm above the floor
 Additional Notes : *Note design to be formalized.*

PLUMBING & SANITARY FITTINGS FINNISH

General : Plumbing to be completed within building envelope ready for connection on site. Hot and cold water to be piped to the various fittings as shown on the plans and to hose positions as directed. All water pipework butylene. Run pipes complete with all fittings, support and fixing, and joined to the pipe per manufacturers specifications, all to NZBC G12/AS1, 5.0 Water Supply. Conceal pipework and pressure test before wall linings are fixed. Pressure test to ensure no leakage and leave in proper working order

Tapware : **Kohler** tapware as listed below
 Colour : **Chrome**

Accessories : **Progetto** Accessories as listed below
 Colour : **Chrome**

Hot Water : **Gas Califont**
 Size :

Hose Tap : Two 5mm brass taps fitted as per plan

Additional Notes : *New products being loaded.*

BATHROOM

Shower : **Clearlite Pacific 900x900 shower flat wall with white trim and center waste**
 Shower Waste: **Clearlite easy clean waste**
 Shower Caddy: **Progetto two tier caddy**
 Shower Slide: **Progetto Studio Pin 680mm slide shower**
 Shower Mixer: **Progetto Studio Pin shower mixer**
 Vanity: **Progetto 750 2 Drawer Vanity**
 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 : **Mirror Polished edge 1200mm high rectangle mirror set on vanity**
 Options : **750mm**

Towel Rail: **Goldair Non-heated 600mm 8 bar towel ladder**
 Toilet Roll Holder : **Progetto Tube toilet roll holder**
 Towel Ring : **Progetto Tube Towel Ring Chrome (Eco Style)**
 Additional Notes : ***Towel ring to be placed between the shower and vanity***

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ENSUITE

Shower :	Clearlite Pacific 900x900 shower flat wall with white trim and center waste
Shower Waste:	Clearlite easy clean waste
Shower Caddy:	Clearlite two tier caddy
Shower Slide:	Progetto Studio Pin 680mm slide shower
Shower Mixer:	Progetto Studio Pin shower mixer
Vanity:	Progetto 750 2 Drawer Vanity
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 :	Mirror Polished edge 1200mm high rectangle mirror set on vanity Options : 750mm
Towel Rail:	Goldair Non-heated 600mm 8 bar towel ladder
Toilet Roll Holder :	Progetto Tube toilet roll holder
Towel Ring :	Progetto Tube Towel Ring Chrome (Eco Style)
Additional Notes :	<i>Towel ring to be placed between the shower and vanity</i>

ELECTRICAL, LIGHTING & SUNDRY FITTINGS

General :	Electrical completed within building envelope ready for connection to site services by the electrical service provider
Face Plates :	Vynco Home face plates to all switches and points. 100% designed and developed in New Zealand to bring you quality traditional switchgear Options: White
Power Points :	Note: All power points set 200mm above benches Height : 300mm Above Floor
Single Points:	Single power points for fridge, microwave, and rangehood
Upgrade Option :	Include single power point for dishwasher Included? : Yes
Double Points :	Double power points allowed Kitchen : 4 Dining : 1 Living : 4 Hall : 1 Bedrooms : 3 Bathroom : 1 Laundry : 2 <i>(One in cupboard)</i>
Upgrade Option :	Include AV setup Included? : Yes Location : Between windows W01 & W02

Light Switches :	Light switch vertical height. Note: Please consult plans for actual quantity and position. Double switching is allowed for as standard on 4 sets of lights. Height : 1300mm Above Floor
Downlights :	Recessed, warm light LED allowance. Note: When applicable. Please consult plan for actual quantity and position. Kitchen : 2 Dining : 4 Living : 4 Hall : 2 Bedrooms : 2 Bathroom : 1 Laundry : 1
Upgrade Option :	Standard range of pendant lights from Lighting Direct. Three above the kitchen island Included? : Yes Style : Marcel Range – Code 14825
Extractor Fans :	Manrose Contour LED integrated 150mm Inline fan vented to eaves in bathroom, ensuite and laundry, and centered in the room. Note: When applicable. Please consult plan for location.
Exterior Lights:	Wall mounted IP65 Liro 2L up/down LED light by each exterior door Style : Black 22071
Smoke Detectors :	Watchman 10-year blue tooth interconnected photoelectric smoke detectors as per new code standards located in all bedrooms, hall, and living Need a remote
Heating :	Panasonic Aero series R32 high wall. Exterior unit installed on anti-vibration brackets on the house before transport Int Location 1: As per plan Model : CSCURZ50XKR 5.0kW cooling & 6.0kW heating (Up to 99m2)
Additional Notes :	<i>Specification adjustment by electrician.</i>

ADDITIONAL

- All guarantees to be obtained for the clients As Built Documents
- No structural changes permitted to the plan
- Please note all upgrade pricing is subject to our standard terms & conditions

Please list any other required specifications:

Please read the above in conjunction with the plans, initial each page and sign and date the below.

South Peak Homes representative:



Date: 17/11/2023

Clients:

Date:

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