

Fixtures and Fittings for the Lot 202 Peninsula Bay

General:	Guarantees:	7-Year Master Build Guarantee
	Insurances:	Builders All Risk and Public Liability
	Plans:	Full Working Drawings included.
	Surveying:	Building location certificates, or any other necessary surveying fees are not included.
	Building Consent:	Included.
	Engineer:	If an engineer is required to design the foundation or floor due to ground conditions costs will be paid by the owner.
	Foundation:	Concrete block foundation. Allowed for 3 blocks high maximum and land to be excavated
	Floor Slab:	Concrete 100mm. 665 Mesh throughout.
	Framing:	90x45 Kiln Dried Pine & Treated as per NZBC. Boxed raised ceiling to the living/Dining area.
	Ceiling Battens:	Rondo Metal ceiling battens.
	Trusses:	Kiln Dried Pine.
	Floor Joists:	N/A
	Flooring:	N/A
	Stairs/Handrail:	N/A
	Insulation:	R2.6 Wall Batts, R3.6 Ceiling Batts excluding garage
	Internal Lining:	Standard 10mm Gib-board walls 13mm Ultralite to the ceilings Aqualine (Bathroom and Ensuite)
	Gib Stopping:	Grade 4 Paint Finish.
	Gib External Corners:	Gib Square stop.
	Painting:	Ceilings, Flat Finish; Walls and Exterior, Low Sheen Finish; Doors, Reveals, Bathrooms, Satin Enamel Finish; All Dulux Tradeline. 4 Colours from a White Base
	Flashings:	Coloursteel
	Soffit Linings:	Hardiflex 4.5mm
	Cladding:	50mm Rockcote integra panel on a 20mm cavity batten.
	Render:	Selected Plaster Finish
	Feature Claddings:	James Hardie Lineboard.



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Windows/Doors:	Powder Coated Aluminium, Double Glazed (excluding Garage), Colour Matched Hardware. Selected Obscure glass to wet areas.
Roof:	Longrun Coloursteel.
Fascia, Gutter:	Coloursteel
Front Door:	Aluminium Frame solid core paint grade door with glass insert..
Garage Doors:	Coloursteel Sectional Flat Panel Door & Opener with two Remotes (confirmed 15.06.11 email MB).
Drains:	Sewer and stormwater connected to existing laterals or soakpits.
Water:	25mm blue line pipe connected to boundary.
Power:	16mm neutral screen connected to boundary.
Phone:	Two pair phone line connected to boundary. Connection fees not included
Site works:	Excavation to the site area only and removal of excess soil. No allowance for retaining walls or landscaping.
Gas:	Connection to hot water, hob, fire and meter..



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Interior:	Doors:	MDF paint finish pressed panel MDF, grooved MDF or flush panel MDF. Gib Infill Sliders to Wardrobes. 2 x single cavity slider.
	Hardware:	Astron by Windsor Lever sets (2 privacy) Astron by Windsor Lever Set with Deadbolt (Front Door). Miles Nelson Satin 203 Door Stops Aluminium Satin Chrome Hinges
	Kitchen:	Selected tops, Stainless Steel Insert, Pre-finished Doors, 2mm P.V.C to all Edges, Satin Chrome Handles PC \$13,000.00 (incl. installation). The kitchen P.C is indicative of that drawn on the floor plan. A quote will be provided after meeting with the kitchen installer.
	Tapware:	Methven Echo Minimalist.
	Skirting:	60 x12 Bevelled edge MDF.
	Shelving:	P.C \$2000.00 Ventilated or Melamine Shelving.
	Interior Design:	Included
Flooring:	Tiles:	Kitchen, Entry, Ensuite, W.C, Laundry and Bathroom. P.C \$45.00sqm.
	Carpets:	Godfrey Hurst Range, \$210.00per broadloom metre installed
Wall Tiles:	Wall Tiles:	One Row 300mm above Vanities and Bath plus tiled Bath Cradle
	Hob Splashback:	Satinlite glass with holes and domes.
Electrical:	Lighting and Plugs:	Electrical PC Sum \$13,000.00 a detailed quote will be given by the electrician after the walk through. As per Laser Electrical plan (confirmed 17.06.11 MB email).
	Oven:	Westinghouse DSK 965S
	Dishwasher:	Westinghouse WDF901SA
	Rangehood:	Asko silent canopy. (PPS80-SI. 71cm Silent Series Power Pack).
	Bathroom:	All bathroom fans, heaters and towel rails are included in the electrical PC Sum.
	Heating:	Fujitsu ASTA24L 8.5 KW Metro Built-In Mega Smart woodburner (confirmed 17.06.11 MB email). Undertile Heating to Ensuite, Bathroom and Kitchen
	Waste Disposal:	Berns and Ferrall 0.5 HP
	Alarm:	Pre wire included in the electrical PC Sum.



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Plumbing:	Laundry:	Formica tops and stainless steel insert, pre-finished doors. P.C \$1800.00.
	Hot Water:	Rinnai XR26 Gas califont
Ensuite:	Shower:	1000mm x 1000mm tiled shower with 10mm safety glass door and return Chrome waste and 1 x glass shelf.
	Toilet:	Stylus Venecia closed coupled toilet suite Miya Toilet Roll Holder Chrome
	Vanity:	900mm Wall Hung Cashmere single with vitreous china top.
	Tapware:	Methven Echo minimalist: Shower Mixer, Basin Mixer, Kiri Slide Shower.
Bathroom:	Vanity:	900mm Wall Hung Cashmere single with vitreous china top.
	Bath:	1700 x 750 Newbury island bath.
	Showers:	1000mm x 1000mm tiled shower with 10mm safety glass door and return Chrome waste and 1 x glass shelf (confirmed 15.06.11 email MB)
	Tapware:	Methven Echo minimalist: Shower Mixer, Basin Mixer, Kiri Slide Shower.
W.C	Toilet:	Stylus Venecia closed coupled toilet suite Miya Toilet Roll Holder Chrome
	Hand basin:	Ibis 440mm x 300mm.
	Tapware:	Basin Mixer Echo minimalist.
	Mirrors:	2 x to fit Vanities 750mm high
Exterior:	Exterior Plumbing:	3 x taps Rectangular Colorsteel
	Exterior Lighting:	In Electrical P.C
Landscaping:	N/A	

Note: No site work has been allowed for in the above prices. The P.C sums above are based on the concept plan and allow for surface areas only. If major landscaping is needed a professional landscaper will be required.

Key: N/S-Not Supplied, N/A-Not Applicable, S/S-Stainless Steel, Sqm-Square Metre, L/M –Lineal Metre. This detailed specification once signed (along with associated plans) supersedes the plans and all previous written and/or verbal representations (made or implied) with regard to construction materials, fixtures and inclusions in this contract.