

117m2 Stock House Specifications

Sub-floor & Flooring

25mm Metra flooring over 200 x 50 floor joists at 450 centres with 3 rows of 150 x 50 bearers

Wall & Ceiling System

Metra Panel wall and ceiling system as per the drawings

Raking ceiling to kitchen, dining & lounge, flat ceiling at 2.4m to remainder

Fascia, Spouting

Metaline external Colorsteel fascia with gutter system - Maxx range

Downpipes

Round PVC downpipes with clips provided

Downpipes to be fitted by drainlayer

Roof

Steel trusses at 900 centres as per manufactures design

75 x 50 purlins at 900 centres

Long run 0.40 colour steel roofing over self-supporting roof underlay – Colorsteel Maxx range

Aluminium Joinery

Vantage double glazed powder coated aluminium windows and doors

Stippolyte obscure glazing to bathroom & WC windows

Green tint glass to all other joinery

Entrance Door

Aluminium & glass entry door with pull handle and roller catch

Soffits

4.5mm smooth Hardie Flex with PVC jointers and vented soffits

Exterior Cladding

Pallside weather board – direct fixed

Feature cladding – cedar to recess outside lounge/dining area

Feature cladding - colorsteel (Maxx) MCN770 to recess outside kitchen area

Insulation

Under floor - Premier Polyester underfloor Blanket (R1.8)

Wall insulation - Premier A grade glasswool (R1.8)

Ceiling insulation - Premier A grade glasswool (R3.6)

Kitchen Units

All our kitchen units are constructed from Formica laminate over water resistant plywood

Door & draw fronts - 18mm Melteca

Bench tops – Formica square edge

Handles – Mardeco range

Kitchen sink – ZJS4520 1¼ bowl no drainer

Kitchen Appliances

F&P under bench oven - (OB60SC5CEX2)

F&P electric hob - (CE604CBX2)

F&P 600mm stainless steel dishwasher – (DW60FC2X1)

Robinhood 600mm stainless steel range hood canopy – (RWC3CL6SS)

Laundry Cabinet

600mm Aquatica tubbie – powder coated pre-finished cabinet with mixer and liquid soap dispenser

Plumbing

180 litre mains pressure hot water cylinder
All water pipe butelene
All waste pipes PVC (white)
All tapeware Progetto Tube Series
1 x Tube chrome highrise kitchen mixer
2 x Compact (BTW) toilet suites dual flush
2 x Tube chrome basin mixers
2 x Tube chrome 850mm round slide shower mixers
Plumbing for dishwasher & washing machine
2 x exterior taps

Showers

1 x 900 x 1200 2-sided easy seal shower tray with one-piece flat acrylic liner, glass door to bathroom
1 x tiled level entry shower with glass screen to ensuite

Vanities

1 x 900mm Mia 2 drawer (white) floor standing vanity to bathroom
1 x 750mm Mia 2 drawer (white) wall hung vanity to ensuite

Tiling

Level entry shower floor and walls to full height
Ensuite floor and walls to 1.2m high
Full tiled splash back to kitchen – 2.5m²

Electrical

External meter board positioned as per the plan
Internal distribution board located as per the plan
All switchgear is VYNCO Home range

We allow –

4 x power points per bedroom (2 x doubles)
1 x power point to bathroom (1 x single)
2 x power points to hallway (1 x double)
6 x power points to lounge (3 x double)
4 x power points to kitchen (2 x double)
2 x power points to kitchen island (1 x double)
1 x power point to microwave (1 x single)
1 x power point to rangehood (1 x single)
1 x power point to fridge (1 x single)
1 x power point to the dishwasher (1 x single)
2 x power points to dining room (1 x double)
2 x power points in laundry (1 x double)
1 x 5 bar chrome ladder heated towel rail to bathroom
1 x 7 bar chrome ladder heated towel rail to ensuite
2 x VYNCO Turbo150 extraction fans – vented to exterior soffit
Wiring and connection to under bench oven, electric hob & hot water cylinder
LED down lights throughout the house
Exterior lights – 1 per exterior door
1 x single exterior power point
All electrical work completed to exterior meter board ready for power connection to mains

Heat Pump

Mitsubishi heat pump – SRK71

Smoke Alarm

2 x Goldair GS-526 battery-operated smoke detectors

TV Connections

2 x TV outlet connections

Telephone

2 x Telephone outlet connections

Interior Doors

MDF flush face hollow core doors pre-hung on satin chrome hinges and rebated jambs

Door hardware - Element satin chrome lever type

Door stops - satin chrome

Hardware

2 x Tube chrome toilet roll holders

2 x 750mm x 900mm polished edge mirrors (dome fixed)

Wardrobes

Each wardrobe has a 300mm wide shelf with a white lumberlok closet rail

Walk in robe with 2 x shelving units to master bedroom

Internal Finishing Lines

Skirting 60mm x 10mm single bevelled pine

Architraves 40mm x 10mm single bevelled pine

Square stop walls & ceilings

Shelving is all 36mm Metra panel

Stopping

Level 4 paint quality finish throughout

Painting

Interior painting – one colour throughout

Exterior painting – soffits only

Painting application – 1 x undercoat & 2 x top coats

Staining of cedar – 2 x coats of stain

Floorcoverings

Vinyl – (Builtsmart range) to wet areas

Carpet – Godfrey Hirst (Detroit range) to remainder

Plans

All standard plans and specifications are included in our price

Permit

PLB have allowed for all building consent fees ex-yard Huntly

PLB to supply code of compliance ex-yard Huntly

The Following Is NOT Included In Our Price

Window treatments (curtains or blinds)

Transport to site

Tie downs

Decks, steps, base cladding or handrails (if required)

Onsite services – (power, water, storm water & sewerage onsite hook up)

Under floor waste and installation of downpipes by drainage contractor

Onsite building consent

Engineering

Site preparation

Surveying – boundary & building position pegs required on all sites (responsibility of owner)

Resource consent or council contributions

Consent notice requirements listed on the certificate of title

Watercare application or fees

WEL connection fee

Vehicle crossing