

## 86m2 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  
Flat ceiling at 2.4m throughout

### 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, clear float glass to all other joinery

### Soffits

4.5mm smooth Hardie Flex with PVC jointers and vented soffits

### Exterior Cladding

Pallside weather board – direct fixed

### 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 – ZJS800 single sink with drainer

### Kitchen Appliances

F&P under bench oven - (OB60SC5CEX2)  
F&P electric hob - (CE604CBX2)  
Robinhood 600mm stainless steel range hood canopy – (RWC3CL6SS)

### Glass Splash Back

750mm(h) x 600mm(w) glass splash back

### 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  
1 x Compact (BTW) toilet suite dual flush  
1 x Tube chrome basin mixer  
1 x Tube chrome 850mm round slide shower mixer  
Plumbing for dishwasher & washing machine  
2 x exterior taps

### **Shower**

1 x 900 x 900 3-sided easy seal shower tray with one-piece flat acrylic liner, glass door and easy clean waste

### **Bath**

1 x 1525mm Concept white acrylic bath with 2 x rows of 200mm x 200mm white tiles to form splash back

### **Vanity**

1 x 900mm Mia 2 drawer (white) floor standing vanity

### **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  
1 x VYNCO Turbo150 extraction fan to bathroom – 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**

Pre wire only

### **Smoke Alarm**

1 x Goldair GS-526 battery-operated smoke detector

### **TV Connection**

1 x TV outlet connection

### **Telephone**

1 x Telephone outlet connection

### **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**

1 x Tube chrome toilet roll holder

1 x 750mm x 900mm polished edge mirror (dome fixed)

#### **Wardrobes**

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

#### **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

#### **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)

Dishwasher

Heat pump

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