

## 121sqm (Two-Storey) Stock House Specifications

### Sub-floor & Flooring

25mm Metra flooring over custom floor joists, custom bearer sizes and locations (refer to foundation & mid-floor framing plan)

### Wall & Ceiling System

Onsite Structure Connections

Metrapanel wall and ceiling system as per the drawings

Flat ceiling throughout at 2.4m

### Fascia & Spouting

Metaline external Colorsteel fascia and spouting system

### Downpipes

Round PVC downpipes with clips

Downpipes with clips provided and delivered with house

Downpipes to be fitted by drainlayer

### Roof

Steel trusses at 900 centres as per manufactures design – Mono roof 12°

Long run 0.55 colorsteel roofing over self-supporting roof underlay – Colorsteel Maxx / MagnaFlow range

70 x 45 purlins at 900 centres

### Aluminium Joinery

Vantage double glazed powder coated aluminium windows and doors as per the drawings (colour to be chosen Duralloy Generation 2 colour range)

Stippolyte obscure glazing to bathroom & WC windows, 4mm Solux-E clear toughened glass to all joinery

All exterior doors to be level threshold

Reveals - FJ H3 Pine 19mm

100mm restrictor stays in low opening windows

### Entrance Door

Parkwood Strata tongue and groove entry door with Urbo lever handle

Supply and install Peepholes (MC96SC) and obscure side lights to entrance door

### Soffits

4.5mm smooth Hardie Flex with PVC jointers and vented soffits as per Metra design manual

Soffit overhang as per the drawings

### Exterior Cladding

James Hardie 180 smooth weatherboard - on 20mm drained cavity system

Feature cladding - Weathertex Weathergroove 150 Natural on drained cavity (Vertical Profile)

### Insulation

Under floor insulation - (R3.0) 165mm thick premier polyester blanket insulation

Wall insulation - (R2.2 HD) 70mm thick Glasswool insulation

Ceiling insulation - (R7.3) 275mm thick layer of premier glasswool blanket insulation

Ceiling insulation - (R3.6) 155mm thick layer of premier glasswool blanket insulation for edges and border of ceiling

## **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 – EH104 single sink with drainer

## **Glass Splash Back**

Glass splash back 750x600 - 750(h) x 600(w)

## **Kitchen Appliances**

Fisher and Paykel 60cm under bench oven - (OB60SC6CEX3)

Robinhood rangehood 60cm s/steel - (RWE3CL6SS)

Fisher and Paykel electric hob - (CE604CBX2)

Fisher & Paykel 600mm stainless steel dishwasher - (DW60FC2X1)

## **Laundry Units**

560mm Aquatica tubbie - powder coated pre-finished cabinet with mixer and liquid soap dispenser

## **Plumbing**

All water pipe butelene

All waste pipes PVC as per the drainage plan

Rheem 180 litre main pressure hot water cylinder

2 x Compact (BTW) toilet suites dual flush

1 x Tube chrome highrise mixer

3 x Tube chrome basin mixers

1 x Tube chrome 850mm slide shower set

1 x Tube chrome bath mixer and spout

2 x Exterior taps

4 x Floor wastes

Lagging of hot & cold water pipes to ground floor only

## **Shower**

1 x 900x900 3 sided easy seal shower tray with 1-piece flat acrylic liner, glass door and easy clean waste

## **Bath**

1 x 1655mm Clearlite Pacific Bath (01HC00000061WH) with 2 rows of 200x200 white tiles to form splashback

## **Vanity**

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

2 x 500mm Mia 2 door (white) vanities - floor standing

## **Electrical**

External meter board positioned as per the plan

Internal distribution board located as per the plan

LED down lights throughout the house as per the electrical plan

1 x 2 way light switching to lounge

All electrical work completed to exterior meter board ready for power connection to mains

All lighting and power points as per the electrical plan

Wiring and connection to stove and hot water cylinder

All switchgear is VYNCO Home range

We allow for:

2 x power points per bathroom (1 x double)

4 x power points per bedroom (2 x double)

4 x power points to dining room (2 x double)

1 x power point for microwave (1 x single)

1 x power point for fridge (1 x single)

6 x power points to kitchen (3 x doubles)

3 x power point per bedroom for panel heater (1 x single)

1 x power point for dishwasher (1 x single)

1 x power point for rangehood (1 x single)

4 x power points to lounge (2 x doubles)

2 x power points to laundry (1 x double)

2 x power points to hallway (1 x double)

1 x power point to oven (1 x single )

1 x power point to HWC (1 x single )

6 x power points to master bed (3 x double)

2 x Exterior bulkhead sensor lights - Ambius ABH140S

1 x Exterior sensor lights surface mounted - Ambius ACL12-25W3TMIC

4 x VYNCO - Axial fans inline (VA150) to bathroom, WC's & laundry- vented to exterior cladding

## **Chorus**

Supply & installation of Dynamix recessed cabinet

1 x 8 port slim patch panel

1 x TV 4-way splitter

1 x power point installed in cabinet

Duct for fibre

## **Heating**

Supply and install Haier heat pump - (AS50QEEHRA 5.0KW)

## **Smoke Alarm**

6 x Goldair GS-526 battery-operated smoke detector

## **TV Connection**

2 x TV outlet connection allowed

## **Telephone**

2 x Telephone outlet connection allowed

Owner to contact service provider (i.e. spark) to arrange phone account and connection

## **Stopping**

Level 4 paint quality finish throughout

All Metra Panel wall and ceiling panels are paint sealed before leaving the factory

## **Painting**

Interior painting - one colour throughout

Exterior painting - James Hardie plank smooth weatherboard (Resene)

Exterior painting - Soffits (Resene)

Staining - weathertex weathergroove feature cladding

Painting application - 1 x undercoat & 2 x top coats

## **Interior Doors**

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

3 x Lockwood Velocity handle - Passage

11 x Lockwood Velocity handle - Dummy

3 x Lockwood Velocity handle - Privacy

1 x Lockwood Velocity flush pull - Sliders

Door hardware satin chrome lever type

Door stops satin chrome

## **Hardware**

2 x Como towel ring chrome

2 x Tube chrome toilet roll holders

1 x Tube chrome 600mm towel rail

1 x 750x900 polished edge mirror (dome fixed)

2 x 600x400 polished edge mirror (dome fixed)

## **Wardrobe Shelving**

Each wardrobe has a 300mm deep Metrapanel shelf at 1650mm high with a white lumberlok closet rail

Shelf to be installed 1650mm above floor level

## **Linen Cupboard**

5 x full width shelves equally spaced vertically

Shelves to be 70mm x 20mm solid timber slats with 10mm gap between

## **Storage Cupboard**

4 x fixed metrapanel shelves from 1650mm down

## **Stairs**

Proprietary MDF staircase built-in-situ with 14x280mm treads, 15x180mm risers & handrails

## **Interior Finishing Lines**

Skirting 60x10 single bevelled pine

Architraves 40x10 single bevelled pine

Square stop walls and ceilings (sealed by painter)

## **Floor Coverings**

Vinyl – (Builtsmart range) to dining, entrance & wet areas as per floor finishes plan

100mm Vinyl coving in bathrooms, washclosets and laundry

Carpet – (Godfrey Hirst Detroit range) to remainder including stairs

Standard 11mm underlay

## **Permit**

BUILTsmart have allowed for ex-yard consent (Huntly)

Ex-yard code of compliance

## **The following is not included in our price**

Window treatments (curtains or blinds)

Site preparation

External canopy

Brace piles

Transport

Foundations

Tie downs travel & installation

Decks, steps, handrails & base cladding

Engineering

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

Hail report

Onsite building consent

Resource consent or council contributions

Consent notice requirements listed on the certificate of title

Under floor waste and installation of downpipes by drainage contractor

Onsite services - (power, water, stormwater and sewage onsite hook up)

WEL connection fee

Watercare application of fees

Vehicle crossing