

OUTLINE SPECIFICATION

Lot 1, 104 Arawhata Road, Paraparaumu

IN THE EVENT OF ANY DISCREPANCY BETWEEN PLANS, PREVIOUS CORRESPONDENCE AND THE OUTLINE SPECIFICATION, THE OUTLINE SPECIFICATION SHALL TAKE PRECEDENCE.

GENERAL	
WORKING DRAWINGS:	Prepare full set of working drawings & full specifications.
ENGINEERING:	All engineering design fees, producer statements and site inspections have been included.
BUILDING CONSENT:	Provide all necessary documentation and fees to uplift a building consent.
GUARANTEE:	Master Build 10 Year guarantee included.

STRUCTURE	
EARTHWORKS:	Excavate and retain where shown on the drawings and remove any excess spoil from site.
FOUNDATION:	Expol Pod Floor Slab raft system.
FRAMING:	H1.2 SG8 Timber frames and trusses.
STUD HEIGHT:	Stud height to house to be 2.4m throughout.

EXTEROR	
ROOFING:	Gerard Classic metal roofing tile with box trim.
FASCIA:	Coloursteel fascia.
SOFFITS:	4.5mm Durasheet with PVC jointers.
GUTTER:	Continuous colour steel guttering, quarter round profile.
DOWNPIPES:	PVC down pipes.
EXTERIOR CLADDING:	BGC Nuline 175mm weatherboard cladding, fixed in accordance with the manufacturer's instructions over a 20mm drained timber cavity. 90x18 Timber boxed corners and window facings, timber sills included.
EXTERIOR CLADDING:	Coloursteel Endura 0.4g cladding to the fire wall.
BUILDING WRAP:	Watergate Plus building wrap.
WINDOW JOINERY:	Powder coated aluminium frames and sashes. Paint quality timber reveals and architraves. Provide clear float doubled glazed glass to all windows, bathrooms to have obscure glass.
GARAGE DOOR:	Windsor 2.4m wide Coloursteel sectional door with auto opener and two remotes.
MAIN ENTRANCE DOOR:	Aluminium powder coated entrance door fitted to a powder coated aluminium frame. Paint quality reveals and architraves.

INTERIOR	
INTERIOR FINISH:	10mm plasterboard to the ceilings and 10mm plasterboard to the walls.
	Level 4 paint finish.
	55mm Gib cove, excludes wardrobes and cupboards.
	40mm bevel cornice in wardrobes and cupboards.
	Fit 60 x 10 Finger jointed radiata single bevel architraves to windows and doors.
	Fit 60 x 10 Finger jointed radiata single bevel skirting.
INSULATION:	R2.6 insulation to exterior walls of house and the internal wall abutting the garage, excludes garage exterior walls. R3.6 insulation to the ceilings, excludes the garage ceiling.
INTERIOR DOORS:	Paint quality hollow core flush panel doors, all doors 1980mm high.
HARDWARE:	Provide and fit Knobs and Knockers lever door furniture, Paris profile in brushed nickle finish with square face plates. Fit Knobs and Knockers DHDS1975WMSQSBN door stops to all doors opening less than 120°.
SHELVING:	Wire shelving to wardrobes and cupboards as per shelving design.

KITCHEN	
KITCHEN:	As per plans. 30mm Laminex bench top with square edge, Hettich hardware and soft closing doors and drawers. Includes an Aquatica Garda sink, product code AQ GARDA, and a 900mm wide glass splashback to the cook top.
KITCHEN APPLIANCES:	Fisher and Paykel OB60SC5CEX2 5 Function Built in Oven.
	Fisher and Paykel CG604CNGX2 Gas Cook Top.
	Fisher and Paykel DW60FC2X1 Dish washer.
	Fisher and Paykel HC90PLX4 Stainless Steel Rangehood.
	Aquatica Titan 760 Waste Disposal.

PLUMBING AND BATHROOM FITTINGS:	
WC PANS AND CISTERNS:	Plumbline Progetto Compact Back To Wall Toilet Suite, product code COB60.
TAPWARE:	Aquatica Saluto Basin Mixer to the vanity basins, product code SA BASMAP.
	Aquatica Saluto Kitchen Mixer to the kitchen sink, product code SA SMAP.
	Aquatica Saluto Shower Mixer for the shower and bath mixers, product code SA SHM40.
	Aquatica Mia Pivoting Bath Spout, product code MI BSPIVOT.
	Aquatica Saluto Shower slide to the bathroom and ensuite, product code SA SSHS.
	2 only brass exterior hose taps as per plan.
BATH:	Elementi Otto 1700x750mm Acrylic Free Standing Bath, product code 52566.10.
SHOWER CUBICLES:	Englefield Valencia Elite 1000 x 1000 corner curved shower to the ensuite and bathroom. Includes curved shower screen in white frame, acrylic walls with corner contour PLUS shelving, centre waste, acrylic base and sliding doors. Product code 706768A-0.
LAUNDRY TUB:	Aquatica Centro laundry tub.
VANITY UNITS:	Mia 900mm Wall hung single drawer vanity with ceramic basin to the ensuite.
	Mia 750mm Wall hung single drawer vanity with ceramic basin to the ensuite and bathroom.
MIRRORS:	900mm wide x 900mm high polished edge mirror glue fixed to the wall to the ensuite.
	750mm wide x 900mm high polished edge mirror glue fixed to the wall to the bathroom.
HEATED TOWEL RAIL:	Heirloom Tempo WTS825 Towel Warmer, 825 high x 600mm wide, chrome heated towel rail. Square profile with 7 bars. One to the ensuite and one to the bathroom.
TOILET ROLL HOLDER:	Progetto Portofino toilet roll holder, product code 6818-40.
HOT WATER SYSTEM:	Rinnai Infinity A26 gas hot water heater, includes one controller in the bathroom.

PAINTING AND DECORATING	
EXTERIOR:	Paint exterior house cladding with Dulux paint where required.
INTERIOR:	All walls and ceilings to be paint finished with Dulux paint.
COLOUR AND PRODUCT SELECTION:	A choice of one of three interior colour schemes, colour schemes cover the colour selections for: interior paint, vanities, floor coverings and kitchen colours.
	Note: Exterior colours as per the attached colour schedule in the contract.
ILLUMINATION OF FLAT SUFACES:	If the decorative effects of expanses of flat, unbroken surfaces are to be appreciated it must be recognised when the lighting is planned that no building surface is perfectly flat. The painting and illumination of flat unbroken surfaces must be planned accordingly. If this is not done and unsightly effects are obtained one cannot justly blame the lighting, the lining material or the paint, it is the way in which these elements have combined that is at fault. Though tradesmen do their best to minimise defects it is advisable to avoid the use of glancing light, gloss paint or dark coloured finishes on wall and ceiling linings to help avoid irregularities in the finish.
	Plasterboard materials will shrink over a period of time resulting in small cracks and slight peaking of joints, which are not structurally important and can be permanently cured in the normal process of redecoration. Because these cracks cannot altogether be prevented or concealed at a reasonable cost, the builder is not obliged to put them right unless they are abnormally large and result from a defect in workmanship or materials.

FLOOR COVERINGS	
CARPET	Supply and Install Lifestyle Flooring Aspiring 100% Solution Dyed Nylon carpet 40 oz over 10mm 90 Kg underlay foam as per plan.
VINYL PLANKS:	Godfrey Hirst Polaris 5mm vinyl planks to the entry, kitchen, bathroom and ensuite as per plans.

HEATING / VENTILATION	
HEATING:	Gree Hansol GWH24TD-K3DNA1BDRED High wall heatpump to the living area.
EXTRACTOR FANS:	Extractor fans to the bathroom and ensuite.

SERVICES	
LAY AND CONNECT:	Stormwater and sewer drains.
	Phone cable.
	10,000L inground tank with submersible pump, includes all KCDC Plan Change 75 requirements. NOTE: Location of tank to be confirmed on site by drainlayer. Sometimes part of the tank may need to be above ground so that the storm water drainage can work.
	3,000L Thin Tank above ground water detention tank; 2,950mm (L) x 2,170mm (H) x 560mm (D). NOTE: Location of tank to be confirmed on site by drainlayer.
	Single phase power mains cable.
	Water reticulation.
	Note: Power and Telecom connection fees will be charged directly to the owner(s) account.

LANDSCAPING	
DRIVEWAY / ENTRY PATH / PATIO:	Supply and install plain concrete driveway, paths and the patio as per the Landscape and Planting Plan from Sweeney Environments.
LETTERBOX:	Supply and install Sandleford Black Vault Wall Mounted letterbox.
CLOTHESLINE:	Daytek Single Fold Down Clothesline 24m Iron Grey, attached to two timber posts.
FENCING:	As per the landscape plan. NOTE: The permeable fencing is black powder coated aluminium fencing, vertical profile.
SOFT LANDSCAPING:	Planting, topsoil and hydroseed as per the Landscape and Planting Plan from Sweeney Environments.

OTHER	
SMOKE ALARMS:	2 x Battery powered smoked alarms.
CLEANING:	House to be cleaned prior to handover.

ELECTRICAL SPECIFICATION	
INTERIOR DOWNLIGHTS:	Interior light fittings shall be LED Round Down Lights, White Colour.
EXTERIOR LIGHTS:	Exterior Lights shall be LED White small Bulkheads.
POWER POINT / SWITCH:	Standard white switches and power points.
BATHROOM FANS:	Bathroom fans shall be EDM Extractor Fan 150mm vented to the exterior.
SECURITY SYSTEM:	Prewiring only for a security system, includes wiring for 3 x sensors, 1 x external siren, 1 x internal siren, 1 x key pad and 1 x box. Excludes supplying or installing the security system.
DATA:	Home will be ready for fibre to be connected with a hub, two TV points and two data points as per the electrical schedule. Excludes connection fees and routers / modems. NOTE: the hub is a box where all the cables go to, there will be space in there for a router.
PLACEMENT:	Placement of electrical allocation to be determined by the client and the electrician on site.
ADDITIONAL ITEMS:	Any additional items requested by the client will be charged directly to the client by the electrician.

ELECTRICAL SCHEDULE			
	Power Points	Lights	Other
Entrance / Hall	1 double	3 LED downlights	1 wired door bell
Kitchen / Dining	3 double 1 fridge 1 microwave 1 gas cook top 1 built in oven 1 range hood 1 dishwasher 1 wastedisposal	4 LED downlights	
Lounge	4 double	4 LED downlights	1 TV outlet 1 Data outlet
En-suite	1 double	1 LED downlights	1 extractor fan 1 heated towel rail
Bathroom	1 double	2 LED downlight	1 extractor fan 1 heated towel rail
Master Bedroom	3 double	4 LED downlight	1 TV outlet 1 Data outlet
WIR		1 LED downlight	
Bedroom 2	3 double	2 LED downlights	
Bedroom 3	3 double	2 LED downlights	
Garage / Laundry	3 double	2 LED batten lights	1 extractor fan
External		4 LED bulkhead 1 sensor	
Two Way Switching	4 Sets		

EXCLUDED ITEMS:	
ITEMS NOT INCLUDED IN THE BUILD CONTRACT:	TV Aerials or satellite dishes.
	Curtains / blinds.
	Security system fitoff.

VARIATIONS AND SELECTIONS	
Only the following variations will be permitted:	
ELECTRICAL:	Placement of electrical allocation is to be determined by the Owner and electrician once the framing has been stood, at this stage the Owner can request additional items or alterations to the electrical schedule. The electrician will invoice the Owner directly for any additional costs.
KITCHEN:	The Owner has an option for having a consultation with the kitchen manufacturer to adjust the kitchen plans. The kitchen manufacturer will invoice the Owner directly for any additional costs.
Selection and Variation Requirements:	
<i>The interior colour selection and kitchen design must be completed by the Owner no later than six (6) weeks prior to construction of the dwelling starting on site. If this is not done, the Builders the default selections will be used. No variations can take place during construction.</i>	

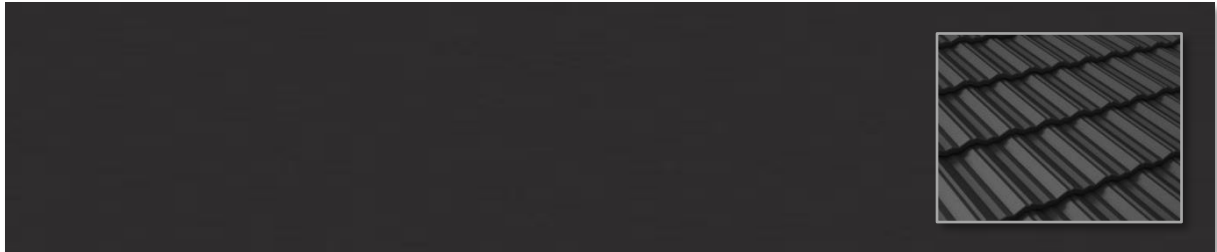
UPGRADE OPTIONS

The following upgrade options will only be included in the Outline Specification and contract if they are selected at the time of signing the contract. If they are selected they will supersede the items previously mentioned in the Outline Specification. Please circle yes for each upgrade required.

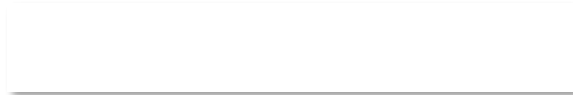
Original build price	\$	-
<u>Kitchen</u>		
Upgrade kitchen bench to a 30mm Stone benchtop from the standard colour range, includes changing the sin to a Robiq 400/155 under mounted bowl.	\$4,200.00	Yes / No
Change dishwasher to a F&P DD60DAX9 Dish Drawer.	\$450.00	Yes / No
Change rangehood to a F&P HC90DCXB3 Designer canopy.	\$315.00	Yes / No
Change oven to a F&P OB60SC7CEPX1 Single 85L 7 Function Pyrolytic oven.	\$650.00	Yes / No
Change the gas cook top to a F&P CG604DNGGB1 gas on glass cook top.	\$794.00	Yes / No
<u>Other</u>		
Supply and install a 'pet friendly' security sytem, including 4 zone sensors, 1 internal siren, 1 external siren, 1 keypad and 1 control box.	\$1,450.00	Yes / No
Insulate the garage exterior walls, ceiling and garage door.	\$1,150.00	Yes / No
Total Price of Upgrades		
Total Contract Price		

FINISHES & COLOURS – EXTERIOR

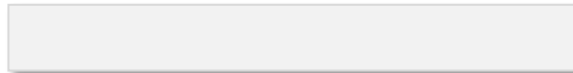
Client:	Kenepuru Homes	Site:	Lot 1 - 104 Arawhata Road, Paraparaumu
Builder	Kenepuru Homes	Date/Revision #:	1 October 2020



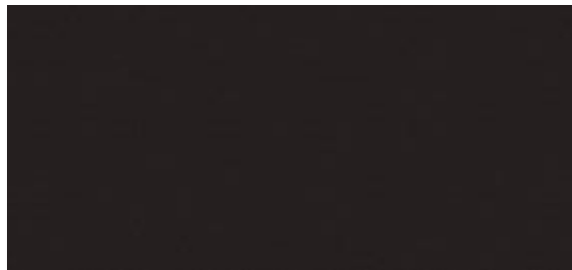
Roof – Gerard Pressed Steel Roofing – Classic profile - Obsidian



Fascia – Colorsteel Thredbo White or Tuituft



Soffits – Dulux match to powdercoat colour
Appliance White

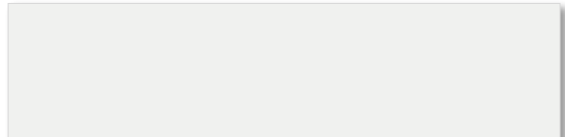


Cladding 1 – South Wall - Colorsteel - Flaxpod

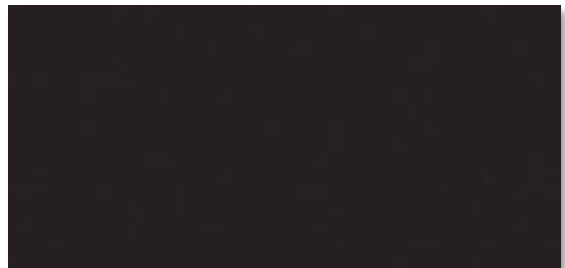
Downpipes – Marley Stratus - Black



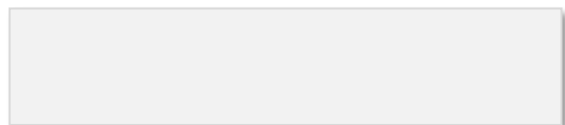
Guttering – Colorsteel - Ebony



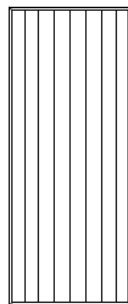
Window & Door Joinery – Appliance White Matt



Cladding 2 – BGC Nuline - Dulux match to Colorsteel Flaxpod



Cladding 3 – Timber Box Corners/Window Facings and Sills
Dulux match to powdercoat colour - Appliance White

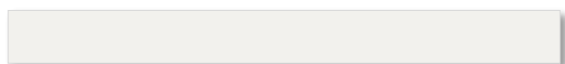


SR11

Entrance Door – Stellar SR11
Colour – Matt Black



Garage Door – Windsor Doors, Flat Woodgrain – Ebony



Garage Door Frame - Dulux match to powdercoat colour
Appliance White