

Lakeside, Te Kauwhata

	Item	Sub-item	Description	Comments
Exterior Construction	Drainage / Utilities		As per BC plan.	
	Foundation Type		Standard Rib-Raft foundation.	As per BC plan.
	Framing		H1.2 treated frames and trusses.	As per BC plan.
	Roofing		Colorsteel roofing.	
	Fascia		Colorsteel.	
	Spouting		Colorsteel spouting.	
	Downpipes		80mm downpipes.	As per BC plan.
	Soffits		Hardiflex with PVC jointers.	
	Cladding		Mixed exterior cladding to meet design guidelines.	As per BC plan.
	Joinery		Powder coated aluminium windows and doors - double glazed.	
	Garage Door		Automated Colorsteel door.	
	Front Door		Aluminium door to suit exterior colour scheme.	
	Front Door Handle		Hardware to suit exterior colour scheme.	
	Exterior Lighting		Sensor light located at exterior doors.	
	EV Charger		1 x exterior power point suitable for EV charging.	
Interior Construction	Insulation		Ceilings and exterior walls.	
	Water Heating		Electric hot water cylinder. Size to suit location.	
	Electrical		As per electrical plan.	
	Heating		Heat pump in one location.	
	TV aerial / Wiring		One television point in living room.	
	Light Fittings		LED downlights, round white.	
	Interior Doors		Hollow core, 35mm MDF, flat jambs and architraves.	
	Door Handles		Handle set to suit interior scheme.	
	Door Stops		To match door hardware.	
	GIB Stopping		Level 4 paint finish.	
	Cornice		GIB cove 55mm.	
	Skirting		60 x 10 pine.	
	Architraves		60 x 10 pine.	
Interior Finishing	Painting		Dulux or similar. Level 4 finish.	
	Flooring	Carpet	Bedrooms, upstairs hallways and stairs.	As per BC plan.
		Laminate	Ground floor entrance, kitchen, dining and living.	As per BC plan.
		Tiles	Bathrooms.	As per BC plan.
	Kitchen	Cabinetry	Laminate drawers and cupboards.	
		Benchtop	Engineered stone benchtop.	
		Splashback	Splashback behind hob.	
		Sink	Stainless steel sink.	
		Mixer	Sink mixer to suit interior scheme.	
	Kitchen Appliances	Oven	Stainless steel wall oven.	
		Hob	Electric ceramic cooktop, or similar.	
		Range Hood	Canopy or powerpack rangehood to suit kitchen layout.	
		Dishwasher	Stainless steel dishwasher.	
	Bathroom & Ensuite Fittings	Vanity	Sized to suit room size.	
		Shower	Enclosed shower unit or similar, sized to suit the room.	
			Shower slide and mixer or similar so suit the shower enclosure.	
		Bath	Bath to suit room size - main bathroom only.	
		Mirror	Mirror to suit vanity and room size.	
		Towel Rail	Heated towel rail.	
		Toilet	Back to wall toilet suite or similar.	
		Ventilation	Extractor fan - operates on 30 min timer after switched off.	HHS compliant
		Misc. Fittings	Toilet paper holder.	
			Hand towel ring.	
			Vanity tap mixer.	

	Item	Sub-item	Description	Comments
Interior Finishing cont.	WC Fittings	Vanity	Sized to suit room size.	
		Mirror	Mirror to suit vanity and room size.	
		Toilet	Back to wall toilet suite or similar.	
		Misc. Fittings	Vanity mixer.	
			Toilet paper holder.	
			Hand towel ring.	
		Ventilation	Extractor fan.	
	Laundry Fittings	Laundry tub	Slim laundry tub and mixer to suit space.	
		Ventilation	Ventilation for dryer located according to truss layout.	
	Wardrobe Systems		Shelving system to suit space.	
	Smoke Alarm		Photoelectric smoke alarm.	As per BC plan.
Landscaping	Driveway / Paving		As per landscaping plan.	
	Fencing		As per landscaping plan.	
	Planting		As per landscaping plan.	
	Letterbox		As per landscaping plan.	
	Clothesline		As per landscaping plan.	
	Decking / Patio		As per landscaping plan.	
Notes	No allowance for:		No allowance for telephone/internet connection. Standard ONT box installed only.	

IMPORTANT:

- Specifications are subject to: final design plans, product availability, building consent and resource consent requirements.
- In some light conditions in some locations, gib stopping can be apparent, particularly if very light or dark colours are used. Minor "peaking or popping" may occur, mainly due to timber curing over time.
- Due to duration of the project, COVID-19 supply chain delays and uncontrollable supplier product changes, end of line materials and new products / brands evolving constantly, the builder reserves the right to change product/brand selections of all above stated items for similar or of equal quality. This right will remain for the duration of the project. This is known as the "Builders Selection".
- The MBIE Guide to Tolerances since 2015 applies to this property.
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A 10 year Build Warranty is included with this House and Land package

