

# The Hayle

## ADDENDUM & SPECIFICATIONS



CAMBRIDGE  
**HOMES**  
EVERY STEP OF THE WAY



### CLIENT DETAILS

Name/s: Your name here  
Phone Number:  
Postal Address:  
Email Address:

### SITE DETAILS

Lot No. 243  
DP 558152  
Street Number 4 Pa Ariki Road Lakeside  
Suburb / District / Area Te Kauwhata  
Front or Rear Section Front  
Flat or Sloping Sloping

# SPECIFICATIONS

## PRELIMINARY AND GENERAL

10 year builder's guarantee  
10 Year Master Build Guarantee  
Working drawings  
Builders All Risk and Public Liability Insurance  
Waste Bins, Portable Toilets, Temporary Connections and Services  
Soils investigation report  
Travel and Cartage  
Scaffolding, Guardrails and Fall Protection Netting  
Site Specific Safety Plan  
Twelve Month maintenance period  
Builders internal house clean, please note this is not a commercial clean  
GTEE maintenance and warranty access  
Site Waste Management plan to generate <25kg/m2 (GFA) of waste during construction phase of the project and off site waste sorting to target

## SERVICES, CONNECTIONS, DRAINLAYING AND EFFLUENT SYSTEMS

### POWER

Power and Telephone Supply 25 metres Urban

### RAINWATER

Standard house drainage connected to town service

### EFFLUENT

Local body effluent connection available to site

### WATER SUPPLY

Mains water supply available to site

### GAS

-

## EXCAVATION AND SITE WORKS

Site-works and excavation based on section conditions

## CONCRETE FOUNDATIONS

Firth Ecomix Ribraft with Expol Slabx200 Polystyrene 100mm thickness or approved equal. as per soils investigation report

## FRAMES AND TRUSSES

Machine Stress Graded (MSG 8) H1:2 Treated Wall Framing throughout  
Machine Stress Graded (MSG 8) H1:2 Treated Trusses and Roof Framing throughout

## ROOFING

TRS 5 TRS5 Roofing store kiwi

## FASCIA, GUTTER AND RAINWATER SYSTEM

Colorsteel Steeline spouting and fascia Flaxpod  
White PVC round down pipes

## ALUMINUM EXTERIOR JOINERY

Thermal Joinery as per window schedule Flaxpod  
Low E Argon filled glass  
Thermal tongue and groove flush panel entry door T05AV  
Kanso 2 point lock Stainless Steel  
Kanso colour matched hardware

## GARAGE DOOR

Dominator Futura single garage door uninsulated Flaxpod

## CLADDING

Waterproof building paper  
James Hardie vertical Axon Panel  
Midland smooth face Heritage Red

**SOFFITS LINING**

Painted 4.5mm Hardies Soffit Lining with PVC Joints

**INSULATION**

Eco 2.6 90mm wall insulation

Eco 7.0 330mm Dritherm Ceiling insulation

Exterior Garage walls not insulated

**INTERIOR WALL LININGS**

10mm Standard Gib plaster board walls, stopped to level 4, with 50mm Gib Cove

10mm Aqualine Gib plaster board to all wet area walls including bathroom, ensuite and laundry

13mm Standard Gib plaster board ceilings, stopped to Level 4, with 50mm Gib Cove

13mm Aqualine Gib plaster board to all wet area ceilings including bathroom, ensuite and laundry

**INTERIOR FINISHING LINES, MOULDINGS AND TRIM**

19mm H3.1 treated window liners and reveals

60mm x 10mm Paint Quality FJ Pine Skirting

40mm x 10mm Paint Quality FJ Pine Architrave

**SOFT FLOOR COVERING**

3kg Casabella carpet

Metallic

10mm Underlay

Garage carpet

**HARD FLOOR COVERING**

Luxury Vinyl Planks Godfrey Hirst Regent 1200

Stamford

**PLUMBING FITTING AND FIXTURES****MAIN BATHROOM**

260750 Mirror Frameless Flat Edge 750x750 round

Novo Wall Vanity White - with Classic ceramic Top 900mm 902502

White

Combination overflow waste SKU 87600

Cura Basin Mixer

Chrome

Raymor Alpha Slide shower

Chrome

Cura Shower Diverter/Mixer

Chrome

Englefield Duo II Shower/Bath

Raymor Bath Spout Academy

Klassich Opal series towel rail

Vogue Vita Toilet P Pan 230152

**WC**

Vogue Vita Toilet P Pan 230152

Cura Basin Mixer

Brooklyn Wall Vanity stone resin top 400mm sku:211405

Klassich Merca Toilet roll holder

Chrome

**KITCHEN**

Raymor Armada sink mixer 13200 CP

Chrome

**LAUNDRY**

Raymor Armada sink mixer 13200 CP

Chrome

Laundry cabinet river with SS sink 400mm W x 570mm D 30L

**HOT WATER SYSTEM**

Rheem 180L External Hot water cylinder

**HOME HEATING**

Daikin HW Heat Pump Standard 3.5-3.7 kW

Located in main living area

**INTERIOR DOORS**

Standard single MDF Smooth Paint Quality 2.000m Doors

Wardrobe swinging doors

**DOOR HARDWARE**

Miles Nelson Architectural Hardware Pro Series range

Brushed satin chrome

**KITCHEN & LAUNDRY UNITS****KITCHEN**

Montage Kitchen with Maltecca cabinetry as per plan

18mm Melamine colour board with matching PVC edge tape

Prime White

16mm white MREO Melamine carcass board with white PVC edge tape

Soft close hinges

36mm Laminate bench top with ABS edge

Grey Concrete Materra

Mercer EH102 single bowl with drainer - top mounted in laminate benchtop

Blum Tandembox Antaro soft close Drawers

Builders standard range of handles

150mm toe kicks

1x cutlery/utensil tray

2x 15L bins

**KITCHEN APPLIANCES**

310603 Vogue wall oven 9 function 80L BL/SS

320151 Cooktop ceramic 4 hob 60mm Vogue

330156 Rangehood Comfee canopy black 600mm

Comfee 12 Place Dishwasher 60cm White - Storm SKU: 348225

**TILING****KITCHEN**

Tile splashback behind hobb City White Matt 100x400

White Grout

Silver edging

**SHELVING**

Designer Homeware - Ventilated Solutions

White

**ELECTRICAL**

Fit for purpose electrical plan

Lighting power density of installed fixed interior lighting is no more than 5W/m2

Vynco Home Light switches - 1000mm high from floor

White

Vynco Home Power points - 500mm high from floor

White

LED downlights - Philips SmartBright Downlight G2 DN029BL8CCT90NZ

White

LED exterior lights - Ambius Sensor Bulkhead ABH140S

Outdoor security lighting to illuminate entrance door and garage area - Ambius Security Light ASECPAR38B

All external lights with motion sensors with daylight cut off switches

Data wired

Simx Multivent Continuous Extract Ventilation in Bathroom

**LANDSCAPING**

Landscape design plan and planting for front yard including top soil and grass seed

Concrete driveway/patio/pathway allowance of 158sqm brushed 50% black

Pavers for heat pump unit

Fencing to perimeter 1.8m high, excludes road front, stained with Resene Woodsman waterborne stain

Pitch Black

Macrocarpa post 150mm square 1m high installed as per landscape design plan for letterbox

Macrocarpa post 150mm square post opposite the letter box

Letterbox

Clothes line - 32m

1x External taps

**PAINTING AND DECORATING****COLOUR****Resene Environmental Choice approved product range****AREAS**

Ceiling, skirting, architraves and all internal doors doors

Half Truffle

Kitchen / living / dining / garage / laundry

Half Truffle

Bedrooms

Half Truffle

James Hardie Axon

Grey Friar

Entry/Portico and soffit linings

Flaxpod

**EXCLUSIONS**

Resource consent and associated fees

Developer contributions

Curtains

Automatic garage door opener and remote controls