

G.J. SPECIFICATIONS

At GJ Gardner Homes, our standard specifications have been thoughtfully developed to deliver a home that's not only functional and stylish but built to last. We've selected quality materials, trusted brands, and modern finishes that meet the needs of today's homeowners—ensuring your new home feels comfortable, practical, and beautifully put together from day one.

STANDARD SPECIFICATION inclusions

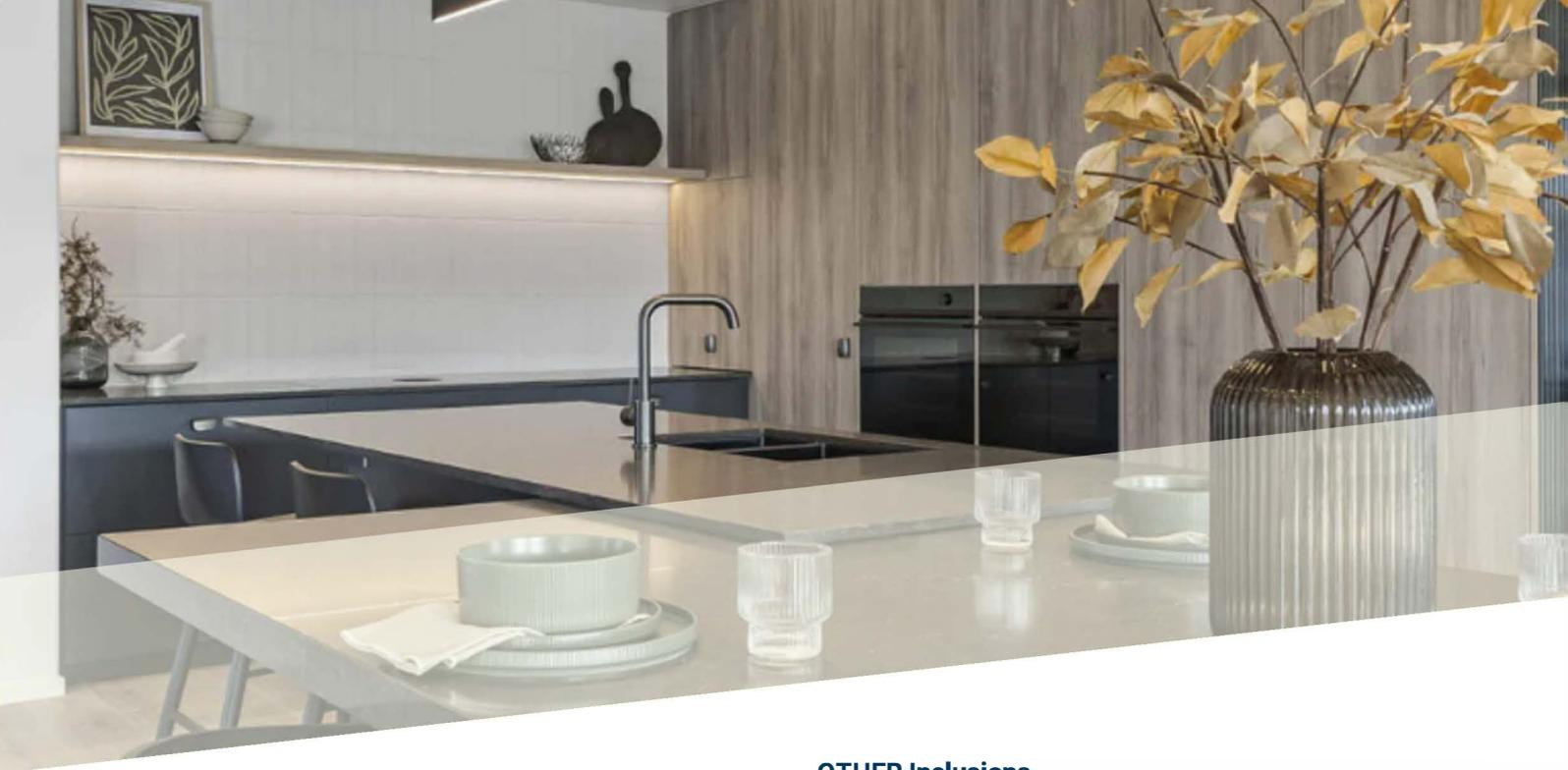
- Drainage allowance included
- All council applications fees
- All construction and liability insurance
- Independent completion guarantee
- Construction access allowance included
- Site works and site scrape - based on flat site
- Siting levels check
- H1 compliant Ribraft (ISF) Concrete slab on good ground (NZS 3604)
- Engineer's soil report
- Fully painted inside and out - Two colours throughout
- 0 2400mm ceiling height
- 35 and 4 degree roof pitch
- H1 .2 treated framing and roof trusses
- H1 compliant insulation to external walls & ceilings (including garage)
- Colour consultancy included

KITCHEN inclusions

- Laminate benchtop 600mm with freeform edge
- Cupboards - Melamine laminate with PVC edging
- Soft drawer closers
- Haier 600mm dishwasher
- Haier 600mm induction cooktop
- Haier 600mm oven
- Haier 600mm rangehood
- Custom built pantry with 5 shelves or as per plan
- 980mm x 480mm 1 ¼ bowl sink
- Aquatica Kitchen mixer
- Tiling to bench splashback - one row plus underside & width of rangehood wall
- Tiles to floor from Builder's selection

BATHROOMS & WC inclusions

- Newtech Express 1 drawer vanities / Ponti Basin
- Frameless mirror 1000mm high to length of vanity
- Aquatica basin mixers
- Aquatica 200mm wall mounted bath spout
- Aquatica shower and bath mixer
- Aquatica 900mm 3 function smooth slide shower
- Genesis 7 bar heated ladder
- Newtech toilet roll holder
- Clearlite Sierra white acrylic shower enclosure
- Newtech Frank back to wall 1500mm back to wall bath
- Newtech Casalino back to wall toilet
- Tiles to floor & skirting in bathroom & WC from Builder's selection
- Tile trim included



LAUNDRY inclusions

- Aquatic Laundra Tubbie
- Tiles from Builder's range to floor (if laundry not in garage)

EXTERNAL inclusions

- Selection of bricks
- Long Run roofing
- Colorsteel sectional garage door
- 2 external garden taps
- External LED lights
- 180L mains pressure electric hot water system
- Double glazed "Solux Low E" aluminium windows and sliding doors as per plan
- Ranch Sliders and doors
- Aluminium powder coated Latitude vertical paneled front door with glass sidelight (if applicable)

OTHER Inclusions

- Carpet - GJ specification
- Painted doors
- Built-in Kiwi Shelf & Rail to all bedrooms or as per plan
- Linen cupboard with 4 powder coated wire shelves
- Double power points throughout
- 2 TV points
- Fibre/Data Distribution board
- TV outlets (excludes aerial)
- 4 Data points
- Auto garage door opener x 2
- Lights: LED recessed
- Living areas: according to size
- Skirting: 60 x 10m pine to home & garage
- Architraves: 40 x 10m pine to windows & doors
- Cornice: 55m Gib Cove to home & garage
- 10mm Gib plasterboard grade 4 walls
- 13mm Gib plasterboard grade 4 ceilings
- Windsor Futura door hardware
- Tiles to kitchen and entry floors from Builder's selection
- Lined and painted garages - Resene Paints finish
- House cleaned internally & windows cleaned
- All rubbish removed from site

SUPPORT

- 12 months maintenance guarantee
- Master Builders Guarantee
- Quality, Service, Stability and Backup from a reputable local builder celebrated with over 1900 homes built to date