



Build Specifications

Client Name:

Address: 39 Falcons View Drive, Rolleston

Reference/Lot Number: Lot 90 Falcons Landing, Rolleston

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General

Item Name	Description	Notes
Design, Drawings & Council Consent	<ul style="list-style-type: none">○ Full working drawings and council consents	
Insurance	<ul style="list-style-type: none">○ Full contract works and liability insurance	
Design & Colour Consultation	<ul style="list-style-type: none">○ In-house 2 hour consultation	
Warranty	<ul style="list-style-type: none">○ 10 Year Master Builders Guarantee	
Clean	<ul style="list-style-type: none">○ Builders clean on completion	

Earthworks, Slab Foundation & Drainage

Item Name	Description	Notes
Excavation	<ul style="list-style-type: none">○ Specifications have allowed for a maximum dig out of 300mm depth and 180mm compacted hardfill.○ Any additional depth due to the ground conditions will incur a variation	
Slab Foundation	<ul style="list-style-type: none">○ Firth Rib Raft 305mm concrete foundation TC1	
Storm Water & Sewer Connection	<ul style="list-style-type: none">○ Soak pit or lateral connection○ Gravity lateral service connection up to 30 lineal meters	

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Framing & Exterior Cladding

Item Name	Description	Notes
Framing	<ul style="list-style-type: none">○ Timber 90mm x 45mm x 2.4m high stud H1.2○ MSG8 and MSG6 - 140mm x 45mm where applicable○ Timber prefabricated trusses to specific design○ Storage trusses with plywood floor inside garage roof space design confirmed at consultation	
Insulation	<ul style="list-style-type: none">○ R7 Batts to ceilings○ R2.6 Batts to external walls (Garage external walls and Ceiling not included)	
Exterior Cladding	<ul style="list-style-type: none">○ Cladding: Barricade building wrap○ Brickworks or Midland with grey mortar○ Linea Oblique○ Soffits: 4.5mm flat sheet/ PVC jointers	Brickworks - Origin, Origin +, Artisan range. Midland – Classic, Aspire & Tipico range

Roofing

Item Name	Description	Notes
Fascia & Spouting	<ul style="list-style-type: none">○ 0.55 Colorsteel Endura multiline quad spouting and 185mm Fascia○ External mitres, droppers, and screws○ Coloursteel standard range of colour's	
Roof	<ul style="list-style-type: none">○ Colorsteel corrugated iron conventional hip and valley roof○ Coloursteel standard range of colours	
Downpipes	<ul style="list-style-type: none">○ 0.55 colorsteel Maxx 80mm Round○ Coloursteel standard range of colours	

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Window Joinery & Garage Doors

Item Name	Description	Notes
Exterior Aluminum Window Joinery	<ul style="list-style-type: none">○ Hagley windows (Thermal suite)○ Urbo hardware (Standard colours)○ Double glazed thermally broken windows with Low E and Argon (Clear glass)○ Bathroom/Toilet glass in stipolite/obscure	
Front door & hardware	<ul style="list-style-type: none">○ Axis front door with series 10 E Lok Digital handle	
Garage Door	<ul style="list-style-type: none">○ Profile – Flat Panel, Negative Detail or Ribline	

Interior Linings & Doors

Item Name	Description	Notes
Gib Board	<ul style="list-style-type: none">○ 13mm standard gib board to ceilings○ 10mm standard gib board to walls○ 13mm aqualine gib board to ceilings in bathrooms○ 10mm aqualine gib board to walls in bathrooms	
Attic Ladder	<ul style="list-style-type: none">○ Attic ladder to ceiling roof space with plywood floor	
Interior Doors & Hardware	<ul style="list-style-type: none">○ MDF flush hollow core doors○ Wardrobe doors MDF infill sliders○ Door hardware Windsor Apex	
Skirtings	<ul style="list-style-type: none">○ 60mm single bevel MDF○ Tiled skirting in wet rooms if tiled	

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Kitchen, Wardrobes & Laundry Joinery

Item Name	Description	Notes
Kitchen	<ul style="list-style-type: none">○ Designer kitchen by Woodshack○ Stone Bench top	
Wardrobes	<ul style="list-style-type: none">○ White 18mm Melamine velvet finish with matching 1mm PVC edge tape○ Bedrooms: Shelf with double & single hung○ Linen: 4 Shelves○ Master bedroom: 5 drawers double & single hung to fit space	
Laundry	<ul style="list-style-type: none">○ Laundry as per plan	

Electrical & Heating

Item Name	Description	Notes
Electrical	<ul style="list-style-type: none">○ See annexed electrical plan and schedule○ 15m of mains power and fibre cable is included○ Any additional meters will incur a variation	
TV Aerial	<ul style="list-style-type: none">○ TV Aerial supplied and installed	
Heating	<ul style="list-style-type: none">○ Daikin Hi-Wall Heat pump to suit the space	

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Appliances

Item Name	Description	Notes
Wall Oven	○ BOSCH 71L 7F Single oven HBA534BS3A	
Cooktop	○ BOSCH 60cm Ceramic C/Top PKE611FA2A	
Rangehood	○ BOSCH B/I Powerpack hood DHL555BAU	
Dishwasher	○ BOSCH SMU2ITS01A Dishwasher	

Plumbing & Bathrooms

Item Name	Description	Notes
Hot Water Cylinder	○ Peter Cocks 300 L Electric HWC x1	
Towel Rail	○ Heirloom Tempo Square 825x600mm Heated Towel Rail (Chrome*) x2	*See exclusion page for price on alternative colours
Bath	○ Indus Freestanding bath 1700mm L x 800mm W x 600mm D x 1	*See exclusions
Bath Spout	○ Bath Spout Robertson Neo Wall Mounted 207mm x 1	Inclusive of all colours
Shower	○ Englefield acrylic shower 1m x 1m installed to bathroom and ensuite – standard white frame x2	

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Item Name	Description	Notes
Toilet	<ul style="list-style-type: none">o Uno Elementi thin seat x2	
Vanities	<ul style="list-style-type: none">o Newtech City Vanity 900mm x 2	Inclusive of all colours *see exclusions
Shower Slide	<ul style="list-style-type: none">o Robertson Splash Plus Slide Shower x 2	Inclusive of all colours
Mixers	<ul style="list-style-type: none">o Robertson Neo Mains Pressure shower and bath mixer x 3	Inclusive of all colours
Basin Taps	<ul style="list-style-type: none">o Robertson Neo basin mixer x 2	Inclusive of all colours
Kitchen Sink Tap	<ul style="list-style-type: none">o Robertson Uno Gooseneck Kitchen Mixer with Pull Out Spray x 1	Inclusive of all colours
Mirrors	<ul style="list-style-type: none">o Trendy mirror polished edge 900mm x 900mm x 2	
Toilet Roll Holder	<ul style="list-style-type: none">o Teka Toilet Roll Holder Toilet Roll Holder x 2	Inclusive of all colours
Hose Taps	<ul style="list-style-type: none">o 3 exterior taps	
Water to fridge	<ul style="list-style-type: none">o Water to fridge connection	

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Painting & Decorating

Item Name	Description	Notes
Painting & Plastering	<ul style="list-style-type: none">○ White base paint max 2 colours○ Skirtings will be the same colour as the walls○ Plastering square stopped, level 4 finish○ Feature walls price POA	
Soffits	<ul style="list-style-type: none">○ White paint	
Tiling	<ul style="list-style-type: none">○ Vanity splash back: 1 row 150mm high○ Bath splash back: 1 row 300x600mm○ Hob splashback: tailored to your kitchen design	

Flooring

Item Name	Description	Notes
Laminate	<ul style="list-style-type: none">○ Entrance and Kitchen/dining	Oasis or Amor range
Tiles	<ul style="list-style-type: none">○ Bathroom/WC and Ensuite 600mm x 600mm	From Core range
Carpet	<ul style="list-style-type: none">○ Solution dyed nylon 48oz carpet with 11mm underlay○ Garage Carpet	

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Exterior Hardscape

Item Name	Description	Notes
Driveway & Patios	<ul style="list-style-type: none">○ Plain concrete with sponge finish	
Driveway Crossing	<ul style="list-style-type: none">○ Asphalt crossing	