

MCRAE & KNOWLER

BUILD SPECIFICATION SCHEDULE

PREPARED BY: Bloomfield Building
PROJECT ADDRESS 169 High Street, Leeston
DATE 31/08/2026
Asking Price: \$739,000

This schedule outlines the standard specification for this build. Items, brands and finishes may vary at the builder's discretion; any changes to the specification below should be confirmed in writing. This specification sheet is subject to availability and confirmation of any changes made by the purchaser.

GENERAL

ITEM	SPECIFICATION	NOTES
Design, Drawings & Council Consent	- Full working drawings and council consents	
Insurance	- Full contract works and liability insurance	
Clean	- Builders clean on completion	
Warranty	- 10 Year Halo Gaurentee	Optional Extra

FRAMING & EXTERIOR CLADDING

ITEM	SPECIFICATION	NOTES
Framing	- Timber MSG8 90mm x 45mm x 2.4m high stud H1.2 - Timber prefabricated trusses to specific design - Timber MSG8 70mm x 45mm ceiling batten H1.2	
Insulation	- R7 and R3.6 Batts to ceilings - R2.8 Batts to external and selected internal walls - (Garage external walls and Ceiling included)	
Exterior Cladding	- Cladding: ENVIRA Timber Weatherboard (187x18) - Soffits: 4.5mm flat sheet / PVC jointers	

Builder and Purchaser Initials:

ROOFING

ITEM	SPECIFICATION	NOTES
Fascia & Spouting	- 0.55 Colorsteel Endura multiline quad spouting and 185mm Fascia and Barge - External mitres, droppers, and screws - Coloursteel standard range of colours	Colour: IRON SAND
Roof	- 0.40 Corrugate, Standard Ridging, Valleys, Barges, CoverTek 215,Tek Screws	Colour: IRON SAND
Downpipes	- 0.55 colorsteel Maxx 80mm Round - Coloursteel standard range of colours	Colour: IRON SAND

WINDOW JOINERY & GARAGE DOORS

ITEM	SPECIFICATION	NOTES
Exterior Aluminium Window Joinery	- RayLight windows (Southern 41 Thermal suite) - Assa Abloy Residential Range Hardware - Double glazed thermally broken windows with Low E and Argon (Clear glass) - Bathroom / toilet glass in stipolite / obscure	Colour: Iron Sand
Front Door & Hardware	- Glazed Hinged Entry Panel - Keyed Assure SL Digital Lock	
Garage Door	- TBC	Colour: Iron Sand Insulated No

INTERIOR LININGS & DOORS

ITEM	SPECIFICATION	NOTES
Gib Board	- 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	- N/A	
Interior Doors & Hardware	- MDF flush hollow core doors - Wardrobe doors MDF infill sliders - Door hardware Windsor Apex	
Skirtings	- 60mm single bevel MDF - Tiled skirting in wet rooms if tiled	

Builder and Purchaser Initials:

KITCHEN, WARDROBES & LAUNDRY JOINERY

ITEM	SPECIFICATION	NOTES
Kitchen	- Designer kitchen by Trends - Stone bench top	Kitchen Plans Attached
Wardrobes	- Designer Walk in by Trends - MDF Shelves and hang rail in Bedroom 2 & 3	Walk in Robe Plans Attached
Laundry	- Designer Laundry by Trends	Laundry Plans Attached

ELECTRICAL & HEATING

ITEM	SPECIFICATION	NOTES
Electrical	- See electrical plan and schedule - Mains power and fibre cable is included - Any additional meters will incur a variation	
TV Aerial	- TV aerial supplied and installed	
Heating	- Panasonic CS/CU-RZ60AKR Heat pump to suit the space	

APPLIANCES

ITEM	SPECIFICATION	NOTES
Wall Oven	- BOSCH 60cm Built-in Oven - Series 2 - Black	
Cooktop	- BOSCH 60cm Ceramic C/Top - Series 2 - Black	
Rangehood	- BOSCH 52cm Undermount Integrated Rangehood - Black DLN56AC60A	
Dishwasher	- BOSCH SMS4HTIO1A Dishwasher	

Builder and Purchaser Initials:

PLUMBING & BATHROOMS

ITEM	SPECIFICATION	NOTES
Hot Water Cylinder	- 300L HWC	Specifications TBC
Towel Rail	- Elementi Heated towel ladder Round 7 Bar, 630x800mm x2	- Gun Metal
Bath	- Elementi Otto Back to Wall Bath White, 1700x750mm	
Bath Spout	- Bath Spout Neo Wall Mounted 207mm x 15	- Gun Metal
Shower	- Clearlite Sierra 900x900 2 Sided - Bathroom, Fully tiled shower to Ensuite	
Toilet	- Argent Krona Back to wall x2	
Vanities	- 900mm x2 TBC	
Shower Slide	- Elementi Splash Plus Slide Shower x 2	- Gun Metal
Mixers	- Elementi Neo Mains Pressure shower and bath mixer x 3	- Gun Metal
Basin Taps	- Elementi Neo basin mixer x 3	- Gun Metal
Kitchen Sink Tap	- Elementi Uno Kitchen Mixer with Pull Out Spray x 1	- Gun Metal
Mirrors	- TBC	
Toilet Roll Holder	- Teka Toilet Roll Holder x 2	- Gun Metal
Hose Taps	- 3 exterior taps	
Water to Fridge	- Water to fridge connection	

Builder and Purchaser Initials:

PAINTING & DECORATING

ITEM	SPECIFICATION	NOTES
Painting & Plastering	- White base paint, max 2 colours - Skirtings will be the same colour as the walls - Plastering square stopped, level 4 finish	
Soffits	White paint	
Tiling	- Vanity splash back: 1 row, 150mm high - Bath splash back: 1 row, 300 x 600mm - Hob splashback: TBC	

FLOORING

ITEM	SPECIFICATION	NOTES
Vinyl Planking	Entrance and Kitchen / Dining / Laundry	Range: Nobel, Clear Oak
Tiles	Bathroom / WC and Ensuite 600mm x 600mm	
Carpet	- Solution Dyed Nylon, Colour: Fossil - Garage carpet	Range: Urban Collections

EXTERIOR HARDSCAPE

ITEM	SPECIFICATION	NOTES
Driveway & Patios	Plain concrete with sponge finish	
Driveway Crossing	Asphalt crossing	

LANDSCAPING

ITEM	SPECIFICATION	NOTES
Soft Landscaping	Landscape plan attached	
Decking	Entry Door Kwila Deck	

Builder and Purchaser Initials: