

# Standard Specification Guide

## URBAN RESIDENTIAL

by KEITH HAY HOMES

### EXTERIOR

- Various Rooflines (refer plans)
- Colorsteel Maxam, 5 rib trapezoidal roofing profile
- Cladding, Shera 180 bevelbacked weatherboard
- Gables (where applicable), James Hardie Axon Panel Grooved profile
- Powder coated Nulook Southern41™ thermal break windows and doors
- Strandfloor 20mm composite board flooring, H3.2 Ply to wet areas
- Rib-line Colorsteel Sectional Garage Door, with auto opener

### INTERIOR

- Walls GIB board™ stopped for paint, GIB Aqualine™ to wet areas & Garage for paint finish
- Ceilings GIB board™ with 55mm Classic GIB Cove™ excluding cupboards, wardrobes & garage
- Fully insulated with Glasswool in exterior walls and ceilings, with Polyester underfloor, H1 compliant
- Interior doors, paint quality, flush 1980mm high main doors and 2270mm high wardrobe & cupboard doors
- Door handles Schlage lever type, satin chrome
- Wardrobes, single wire shelf (white) with hanging rail. Two shelf organiser, in walk in robes
- Rinnai Pro Series II Heatpump to suit house plan

### KITCHEN

- 600mm wide units, prefinished white carcasses, soft close doors and drawers
- Doors, Drawers and Panels— KHH 16mm Polytec Melamine with soft close, colours (Matt finish) with PVC edges
- Stainless steel Smeg dishwasher 600mm wide with plumbing and power point
- Better benchtops Zero Silica 20mm, Colour from Keith Hay standard range
- Handles, satin chrome
- Stainless steel 1 ¼ bowl sink with drainer
- Methven Echo Minimalist faucet, single lever chrome
- Under bench stainless steel oven with ceramic hob and glass splashback
- Smeg rangehood, 600mm stainless steel T shape
- Applico waste disposal unit with air switch

### DECORATING

- Resene paint to exterior (cool colours included) and to interior walls, doors, ceilings and finishing lines
- Carpet Mill Casabella / Valenciana 5kg carpet, 12mm underlay & SPC Planking (KHH colour range, see branch for details)

### BATHROOM—ENSUITE (WHERE APPLICABLE) AND LAUNDRY

- Methven Glide Chrome range tapware and chrome bathroom accessories
- Clearlite moulded wall, shower with easy clean shower waste, safety glass, slide shower
- Clearlite acrylic bath with acrylic splash above bath
- Bathroom vanity Newtech Frank 750mm in white with 1000mm high polished edge mirror over
- Ensuite vanity mirror 1000mm high x width of vanity
- Clarke Alto II BTW toilet suite
- Premier Compact Smart Tub STPC, 465mm wide
- Rinnai 180 litre hot water cylinder mains pressure

### ELECTRICAL

- Fully wired ready to “plug in” on site
- Telephone sockets, TV points and battery powered interconnected smoke alarm
- LED down lights
- Heat/light/extractor fans to bathroom

### GENERAL

- Yard building consent
- Managing Director's Personal Guarantee of Completion

### ADDITIONS (NOT INCLUDED IN STANDARD SPECIFICATIONS)

- Delivery & non standard foundations, site, building & resource consents, special foundations, site excavation, site service connections—power, phone, water, drainage etc, decks, steps & handrails
- Urban Residential two story standard concrete floor allowance

Specifications as at 28th Sep 2026. Specifications are subject to change without notification.

**KEITH HAY  
HOMES**