

# Standard Specification Guide

## EXTERIOR

- Gable roofline, 20 degree pitch, 600mm soffit, 450mm at gable ends
- Colorsteel Maxam, 5 rib trapezoidal roofing profile
- Cladding, Shera 16mm bevelback weatherboard, 180mm
- Gables, James Hardie Axon Panel Grooved profile
- Powder coated Nulook Tasman 35 windows, R0.37 window joinery, low E glass, H1 compliant
- Strandfloor 20mm composite board flooring, H3.2 Ply to wet areas
- 7mm structural ply building wrap

## INTERIOR

- Walls GIB board™ stopped for paint, GIB Aqualine™ to wet areas for paint finish
- Ceilings GIB board™ with 55mm Classic Gib Cove™, single bevelled MDF skirting, pine to wet areas
- Fully insulated with Glasswool R3.6 underfloor, R2.6 Wall and R4.0 ceiling insulation, H1 compliant
- Interior doors, paint quality, flush 1980mm high main doors and 2270mm high cupboard doors
- Door handles lever type, satin chrome
- Boston slider wardrobes with single wire shelf (white) and hanging rail
- Rinnai Pro Series Heatpump to suit house plan

## KITCHEN

- 600mm deep units, prefinished white, soft close doors and drawers
- Doors, Drawers and Panels—KHH Melteca colour option with PVC edges
- Stainless steel Fisher & Paykel dishwasher 600mm wide with plumbing and power point
- Better benchtops Zero Silica 20mm, Colour from Keith Hay standard range
- Handles, satin chrome
- Sink insert undermounted Robiq 400/155-15
- Methven Glide faucet, single lever chrome
- Fisher & Paykel under bench stainless steel oven with ceramic 4 zone Fisher & Paykel cooktop and glass splashback
- Fisher & Paykel rangehood, 600mm stainless steel T shape
- Two pendant lights over breakfast bar

## DECORATING

- Resene paint to exterior (cool colours included)
- Resene paint to all 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 including slide showers
- Newtech 5 bar heated towel rail
- Clearlite shower with easy clean shower waste, safety glass
- Clearlite Pacific white acrylic bath with white acrylic wall liner above shower/bath, hardiglaze to bath only 300mm high
- Shower over bath option includes glass screen
- Bathroom vanity Newtech Frank 750mm in white with 1000mm high polished edge mirror over
- Ensuite (where applicable) vanity, 2 double drawers 750mm in white with 1000mm high polished edge mirror over
- Newtech Frank BTW toilet suite
- Premier Compact Smart Tub STPC, 465mm wide
- Rinnai 180 litre hot water cylinder mains pressure on safe tray

## ELECTRICAL

- Fully wired ready to “plug in” on site
- Telephone sockets, TV points and battery powered 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 & foundations, site, building & resource consents, special foundations, site excavation, site service connections—power, phone, water, drainage etc, decks, steps & handrails

*Specifications as at 3rd June 2026. Specifications are subject to change without notification.*