

Specification Option Report



Homeworx Design and Build
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Project Name: Hong Min Education Trust

Project Address: Sissons Road Pakowhai, Hastings, Hawkes Bay, New Zealand, 4000

Preliminary and General

Design	Design Costs
Building Consent	Building Consent Fees
Engineer Floor Design Fees	Ribraft Design
Colour Consultation	Colour Consultation
Guarantee	Ten Year Guarantee
Site survey	Building Setout Steel Beam Design
Geotech Test Allowance	Engineer Fees



Site Establishment

Excavation	Digger Hire Cat 305.5 Excavation and backfill as required by engineer report. Ground conditions may differ and cost will be adjusted accordingly
Metal Basecourse	40mm Curshed Metal
Geogrid	DuraGrid 30/30 3.95m x 50m Roll
Contaminant Testing	NES Consultancy

Floor

Engineered Floor

Engineered Floor 25 mpa concrete and insulating pods



Framing

Frames	Frames 2.550 typical stud height
Trusses	Trusses H1.2
Soffit Lining	4.5 mm Hardisoffit 2400 x 600
Posts	135 x 135 prolam post PLPH5-150 Posts clad in Rockote Itegra plaster
Loft Storage Floor	18.0 mm Untreated CD Plywood F8 Structural 2400 x 1200
Loft Storage Walls	12.0 mm MDF Regular Board 2440 x 1220
Loft Storage Access	Sellwood R28 Attic Ladder



Mid Floor

Floor Joists	HJ240 90
Flooring	20.0 mm Kopine Ultralock Premium 2400 x 1200
Deck Joists	200 x 50 mm Radiata H1.2 Kiln Dried Gauged SG8
Deck & Bathroom Flooring	18.0 mm Hardies Compressed Sheet 2400 x 1200
Ensuite & Bathroom Floor	18.0 mm Hardies Compressed Sheet 2400 x 1200



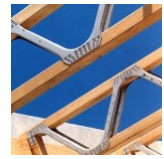
Floor Joists

HJ 240 x 45



Floor Joists

Posistrut PS25 - 240x45



Interior pre-line

Ceiling Batten

Gib Steel Ceiling Batten 6000 mm



Wall Insulation

R2.6 Ultra Wall Pink Batts



Ceiling & Insulation

Pink Batts Ultra R5.0

Mid-Floor Insulation

Pink Batts Silencer 1140 mm x 580 mm x 100 mm 12.8 m2



Loft Storage Insulation

R2.6 Ultra Wall Pink Batts



Interior Ceiling Linings

Ceiling Gib

10 mm Ultraline 4800 x 1200 Pearlcoat

Ceiling Gib Bathrooms

10 mm Aqualine 2400 x 1200

Interior Wall Linings

Wall Lining

10 mm Ultraline 4800 x 1200 Pearlcoat

Wall Lining Wardrobes

10 mm Standard Gib Board 2400 x 1200

Wall Lining Bathrooms

10 mm Aqualine 2400 x 1200

Interior Finishings

Gibstopping Ceiling	Level 4 gibstop ceilings	
Gibstopping Walls	Level 4 gibstop walls	
Wall to Ceiling Joint	Square Stopping	
Window Architraves	60 x 12 mm Architrave Bevelled Single No 20 MDF	
Interior Door Architraves	60 x 12 mm Architrave Bevelled Single No 20 MDF	
Skirting	85 x 12 mm Architrave Bevelled Single No 32 MDF	
Wet Area Skirting	Tile Allowance \$50m2 Tile Skirting to bathrooms	
Storage Cupboard Shelving	18.0 mm MDF Easiplank 2400 x 600	
HWC Shelving	100 x 25 mm Radiata Untreated Kiln Dried Dressed 4 Sides Dressing Grade	
Interior Painting	Dulux Wash and Wear (up to four colour choices)	
Upstairs Family Media Room Unit	Allowance	
\$4,600.00		

Interior Doors & Joinery

Single Hung Doors	Flush Panel Single Hung door 2200mm high 3mm skins
Double Hung Doors	Flush Panel Double Hung door 2200mm high 3mm skins
Single Cavity Sliders	Single Cavity Slider MDF EPS Core 2200mm high 3mm skin
Double Cavity Sliders	Flush Panel PQ 2200 3mm skins Glass panels inset

Electrical

85 Downlights	Kore LED 13w 850 lumen dimmable sk warm white 110mm trim diameter Includes Interior, exterior and vanity downlights
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2 Exterior Wall Light	Install surface mounted light bre entry pillar lights (Fixtures to be selected - allowance \$200.00
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8 Two Way Switching	Two way swithching bre
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2 Three Way Switching	Three way switching bre
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7 Single Power Point (Appliances)	Single power point
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43 Double Power Point	Double power point
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2 Towel Rail	Heated towel rail wire and install bre
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3 Shower Fans	Weiss Inline fan with LED light FV160
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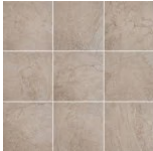

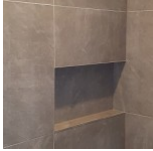



6 Voice and Data	Voice data socket -single bre
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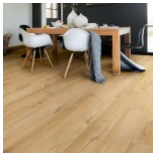

5 Television	Television ariel socket bre
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1 TV & Sky	TV and Sky TV triple ariel socket bre	
4 Cavius Smoke Detector	Cavius smoke detector	
1 Pendant Light	Install surface mounted light bre Entry pendant allowance \$300.00	
Air Conditioner connections	Air Conditioning Connection	
Exterior Power	Exterior Power Point	
35 Metre Mains Cable	Mains Cable	
Power to water feature allowance \$250	Allowance	
Power to pergola, lighting, tennis court shed \$1,000.00	Allowance	



Interior Hardware









Passage Doors	Diva Passage SCP Satin Chrome	
Privacy Doors	Diva Privacy SCP Satin Chrome	
Cupboard Doors	Diva Lever SCP Satin Chrome	
Door Stops	Mardeco 83mm Satin Chrome Door Stop	
Door Stops Magnetic	MBN5019 Mardeco Brushed Nickel Magnetic Door Stop	

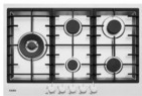






Door Stops Floor Mounted	38mm Doorstop Ali Floor Mount	
Cavity Slider	Mardecco Round Flush Pull Stainless Steel	
Cavity Slider	Schlage R26 Round SSS Finger Pull 26mm	
Finishing		
24m2 Floor Tiles & Tile recess Tiles	Tile Allowance \$50m2	
40m2 Wall Tiles	Tile Allowance \$50m2	
Shower Recess	Shower Recess	
Carpet	Valencia/Casa Bella 9kg (72oz) Solution Dyed Nylon Cut Pile	
House Clean	Home wash down	
Window Clean	Window Clean (Inside and Out)	
Home Clean	Construction Clean	










Stairs	Interior paint quality stairs	
Handrail	45mm diameter radiata handrail	
Handrail bracket	BB3 wall mounted bannister bracket	
Bathroom Mirror	Frameless Mirror	
Ensuite Mirror	Frameless Mirror	
Guest toilet Mirror	Frameless Mirror	
Hard Flooring	Quickstep Laminate Flooring	
Deck Finishing	Dec-k-ing	

Exterior

Letterbox	Kelman Pillar Powdercoat Letterbox	
Clothesline	Topdry Rotary Clothesline 6 line 32m	

Letterbox Numbers	Stainless Steel Letterbox Numbers	
Lawn (500m2)	Lawn Seed	
Tennis Court Shed	Exterior Storage Shed 1.5m x 1.5m	
Kitchen		
Kitchen Tapware (2)	Curb Sink Mixer	
Kitchen Joinery Allowance \$35,000.00	Kitchen Joinery and Bench Allowance for both kitchens. (Stone bench in main kitchen, stainless steel bench in Prep room. Open shelving in Storage.	
Kitchen Cooktop	F&P CE604DTB1 Cooktop	
Kitchen Oven	F&P OB60SC7CEPX1 Wall Oven	
Kitchen Dishwasher	F&P DW60FC6X1 Dishwasher	
Power Pack Rangehood	Award PPS601 Rangehood	
Waste Disposal	Insinkerator M-Series 56 Waste	
Fridge	F&P RX628DX1 SBS Fridge	

Prepoom Cooktop	AEG 75cm Gas Cooktop	
Prepoom Oven	Westinhouse 90cm 11 function underbench oven	
Prepoom Dishwasher	F&P DW60FC6X1 Dishwasher	
Prepoom Rangehoods	Award PPS601 Rangehood	
Splashback allowance \$1,000	Glass Splashback	
Water feed to fridge	Water feed to fridge	
Heating & Cooling		
4 x Air Conditioning	Daikin Cora FTXM 71 Inverter Wall Mounter Air Conditioner	
Bathroom & Laundry		
Laundry Tub \$3,000.00	Custom made Vanity	
Bathroom Shower	Tile easy kleen waste	
Bathroom Shower Mixer	Futura Shower Mixer	
Bathroom Shower Rose	Eco Smarte Multi Function Slide Shower	
Bathroom Towel Rail	Forme 750Wx1025W Heated Towel Rail	

Bathroom Vanity	Clearlite Cashmere 1200 DB Double drawer vanity Woodgrain colour to be confirmed.	
Bathroom Vanity Tapware (2)	Futura Basin Mixer	
Toilet	Valencia BTW toilet Suite 90-140	
Toilet Roll Holder	Centro Toilet roll straight holder	
Toilet Vanity	Clearlite Cashmere 750 Wall Hung Vanity Woodgrain colour to be confirmed.	
Toilet Vanity Tapware	Futura Basin Mixer	
Toilet Hand Towel	Heirloom Veloso Hand Towel Stirrup	
Ensuite Shower	100mm Square tile waste kit	
Ensuite Shower Mixer	Futura Shower Mixer	
Ensuite Shower Rose	Eco Smarte Multi Function Slide Shower	
Ensuite Towel Rail	Forme 750Wx1025W Heated Towel Rail	

Ensuite Vanity

Cashmere 900 Double drawer vanity White
Wall hung
Woodgrain colour to be confirmed.



Ensuite Vanity Tapware

Futura Basin Mixer



Ensuite Toilet

Valencia BTW toilet Suite 90-140



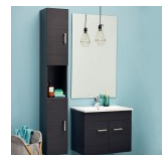
Ensuite Toilet Roll Holder

Centro Toilet roll straight holder



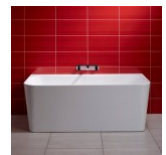
Ensuite Storage Tower

Clearlite Two door 250 Tower
Woodgrain colour to be confirmed.



Bathroom Bath

Athena Contro Centre Bath



Bathroom Bath mixer

Futura Shower Mixer



Bathroom Bath Spout

Waipori Wall mounted bath spout



Guest WC Toilet Roll Holder

Centro Toilet roll straight holder



Guest WC Vanity

Clearlite Cashmere 1200 DB Double drawer
vanity
Woodgrain colour to be confirmed.



Guest WC Hand Towel

Heirloom Veloso Hand Towel Stirrup



Exterior Wall Cladding

Plaster

Resene Integra Plaster System



Titan Paint Finish

Dulux Weathershield X10



Exterior Joinery

Windows

Aluminium joinery, double glazed, architraves to jambs



Main Entry Doors

Axis AX00
Double Doors



Joinery Hardware

Urbo Hardware - Colour Matched



Joinery Glass

Grey Tint Double Glaze

Obscure Glass

Stipolite Double Glaze

Entry Door Handle

SYDM3109 Digital lock, card and code
Digital lock to Main Entrance Door



Roof & Fascia

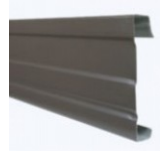
Roof

Gerard Milano Texture Tile



Fascia

Colorsteel Fascia



Gutter

135 Continuous Colorsteel Gutter



Downpipes

Colorcote Magnaflow 80mm round downpipes

