

# Specification Option Report



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Project Name: Cahill & Kaschka

Project Address: 170 Charles Street Westshore, Napier, Hawkes Bay, New Zealand, 4110

## Preliminary and General

Design	Design Costs
Building Consent	Building Consent Fees
Insurance	Builders Risk Insurance
Colour Consultation	Colour Consultation
Guarantee	Ten Year Building Gurantee
Maintenance	30 day full maintenance period with 12 month non-wear and tear maintenance period

## Floor

Ribraft Floor	Ribraft Floor 25 mpa
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## Framing

Frames	Frames 2.400 typical stud height
Trusses	Trusses H1.2
Building Wrap	Masons Barricade ITM Branded 2740 x 36.49 100 M2
Soffit Lining	4.5 mm Hardisoffit 2400 x 600
Rafters	250 x 50 mm Radiata H1.2 Kiln Dried Gauged SG8 5.400 metre lengths
Post	135 x 135 prolam post PLPH5-150

Interior pre-line

Ceiling Batten Perimeter	Exterior Angle 3.0 m 90 degree	
Ceiling Batten	Gib Steel Ceiling Batten 6000 mm	
Wall Insulation	R2.6 Ultra Wall Pink Batts	
Ceiling Insulation	R3.6 Pink Ceiling Batts	
Living Area Ceiling Battens	75 x 40 mm Radiata H1 Kiln Dried Gauged F/J Ceiling Batten	
Soffit Insulation	Ceiling Batts Pink R1.8 1220 mm x 432 mm 13.7 m2	



Ceiling Gib Bathrooms	10 mm Aqualine 2400 x 1200
Ply Ceilings	Poplar Ply Blonded 9mm BB Grade Negative detail to perimeter. BB Grade

## 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
Wall Lining Garage	10 mm Ultraline 4800 x 1200 Pearlcoat
Feature Walls	Okume Ply 9mm BC Grade

## Interior Finishings

Gibstopping Walls	Level 4 gibstop walls

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
Storage Cupboard Shelving	18.0 mm MDF Easiplank 2400 x 600
Wardrobe Shelving	18.0 mm MDF Easiplank 2400 x 600
Interior Painting	Dulux Wash and Wear White Colour Base Feature walls



## Interior Doors & Joinery

Single Hung Doors	V groove interior door
Sliding Doors	Poplar Ply Blonded 18mm BB Grade Back to back laminated on floor mounted slider track.
Privacy Door Hardware	Diva Privacy SCP Satin Chrome
Passage Door Hardware	Diva Lever SCP Satin Chrome
Door Stops	Mardecco 5036 concealed fix
Magnetic Door Stops	MBN5019 Mardecco Brushed Nickel Magnetic Door Stop



Front Door Stop

38mm Doorstop Ali Floor Mount

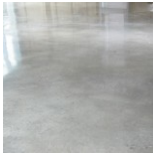






## Electrical

27 Interior Downlights	Energy Efficient Downlight LED - White
6 Exterior Downlights	Energy Efficient Downlight LED - White
2 Vanity Downlights	Energy Efficient Downlight LED - White
4 Two Way Switching	Two Way Switching
6 Single Power Point (Appliances)	Single Power Point
23 Double Power Point	Double Power Point
1 Garage Door	Auto Door Socket
1 Shower Fans	Manrose - 150mm Shower Fan Ensure adequate extraction for room.
Voice and Data	Owner Supplied
Television	Owner Supplied
TV & Sky	Owner Supplied
2 Cavius Smoke Detector	Cavius Smoke Detector
3 Pendant Lights	Install Surface Mounted Light

## Finishing

10m2 Floor Tiles	Tile Allowance \$55 m2 Tile upstand skirting
20m2 Wall Tiles	Tile Allowance \$55 m2
Carpet	Valencia/Casa Bella 4kg (32oz) Solution Dyed Nylon Cut Pile
House Clean	Home wash down

Window Clean	Window Clean (Inside and Out)	
Home Clean	Construction Clean	
Glass Splashback Allowance \$500	Glass Splashback	
Concrete Floor	Burnish Concrete Floor Kitchen and dining area.	
Bathroom Mirror	Frameless Mirror	
Toilet Mirror	Frameless Mirror	
Exterior		
Letterbox	Kelman Pillar Powdercoat Letterbox	
Clothesline	Topdry Rotary Clothesline 6 line 32m	
Lawn	Lawn Seed	
112m2 Plain Concrete Paths and Drives	Readymix Concrete 20.0 MPA 20 mm M3	
Letterbox Numbers	Stainless Steel Letterbox Numbers	
Kitchen		
Kitchen Tapware	Curb sink mixer	
\$12,000 Kitchen Joinery allowance	Kitchen Joinery and Bench	

Cooktop

Elba CE604CX3 Ceramic Cooktop



Oven

Elba OB60SCOCX1 Wall Oven



Dishwasher

Elba DW60CRX4 dishwasher



Power Pack Rangehood

Award PPS802-SI Rangehood

## Plumbing and Drainage

Hot Water

250 Litre mains Pressure hot water cylinder

## Heating & Cooling

Air Conditioning

Daikin Cora FTXM 71 Inverter Wall Mounter Air Conditioner



## Bathroom & Laundry

Bathroom Shower (Tiled)

Stainless Steel Shower Grate - 2 Piece

Bathroom Shower Mixer

Curb shower mixer



Bathroom Shower Rose

Curb slide shower



Bathroom Towel Rail

Newtech SL125 - 530 x 800 5 bar round heated towel rail



Bathroom Vanity

Cashmere 900 Double drawer vanity White  
Wall hung



Bathroom Vanity Tapware

Curb basin mixer



Bathroom Toilet

Heirloom Centro Wall Faced Toilet



Bathroom Toilet Roll Holder

Heirloom Veloso Toilet roll holder fixed arm



Bathroom 2 Vanity

Clearlite Mimas 500 Wall hung



Bathroom 2 Vanity Tapware

Curb basin mixer



Bathroom 2 Toilet

Heirloom Centro Wall Faced Toilet



Bathroom 2 Toilet Roll Holder

Heirloom Veloso Toilet roll holder fixed arm



Laundry Tub

Aquatica Laundry Tubbie with Mixer



Towel Ring

Heirloom Veloso Hand Towel Stirrup



## Exterior Wall Cladding

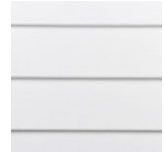
Exterior Paint

Dulux Weathershield X10



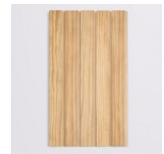
Exterior Cladding

16.0 mm Hardies Linea Classic Preprimed Grey Weatherboard 180 x 4200



Shiplap Boards

Radiata Pine 140 x 19 bevelled vertical shiplap weatherboard (P51)  
Pine to be stain finish



Driveway Cladding

Linea Oblique Weatherboard 4200 x 300



## Exterior Joinery

Windows

Aluminium joinery, double glazed, architraves to jambs

Entry Door

Axis AX00



Entry Door Handle

Capri Gripset

Joinery Hardware

Urbo Hardware - Black



Joinery Glass

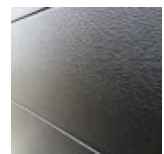
Grey Tint Double Glaze

Obscure Glass

Stipolite Double Glaze

Garage Door

Flat Panel Embossed





## Roof & Fascia

Roof	Colorcote Superdeck 5 Rib	
Fascia	200 x 40 mm Radiata Finger Jointed Fascia Board H3.1 Preprimed No 89	
Downpipes	PVC Downpipes paint finish	
Gutter	Marley Stormcloud Spouting 5m Length	
Gutter	Marley Stormcloud Spouting 3m Length	
Gutter brackets	Marley Stormcloud Spouting Internal Bracket	
Gutter stopend	Marley Stormcloud Stop End (Right)	
Gutter stopend	Marley Stormcloud Stop End (Right)	