

Specification Option Report



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Project Name: Abbott Family Home

Project Address: Lot 382 Eriksen Road Te Awa, Napier, Hawke's Bay, New Zealand, 4112

Preliminary and General

Design	Design Costs
Building Consent	Building Consent Fees
Insurance	Builders Risk Insurance
Engineer Design Fees	Ribraft Floor Design - Engineer Fees
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

Plaster floor base	Floor base plastering
Ribraft Floor	Ribraft Floor 25 mpa

Framing

Frames	Frames 2.400 typical stud height
Trusses	Trusses H1.2
Post	88 x 88 mm Radiata Finger Jointed Laminated Post H5 3.6 length

Interior pre-line

Ceiling Batten	Gib Steel Ceiling Batten 6000 mm
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Wall Insulation	R2.6 Ultra Wall Pink Batts
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Ceiling Insulation	R3.6 Pink Ceiling Batts
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Interior Ceiling Linings

Ceiling Gib	10 mm Ultraline 4800 x 1200 Pearlcoat
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Ceiling Gib Garage	10 mm Standard Gib Board 4800 x 1200
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Ceiling Gib Wardrobes	10 mm Standard Gib Board 2400 x 1200
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Ceiling Gib Bathrooms	10 mm Aqualine 2400 x 1200
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Interior Wall Linings

Wall Lining	10 mm Standard Gib Board 4800 x 1200
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Wall Lining Wardrobes	10 mm Standard Gib Board 2400 x 1200
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Wall Lining Bathrooms	10 mm Aqualine 2400 x 1200
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Wall Lining Garage	10 mm Standard Gib Board 4800 x 1200
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Interior Finishings

Gibstopping Ceiling	Level 4 Gibstopping
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Gibstopping Walls	Level 4 Gibstopping
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Wall to Ceiling Joint	Square Stopping
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Window Architraves	60 x 12 mm Architrave Bevelled Single No 20 MDF
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Interior Door Architraves	60 x 12 mm Architrave Bevelled Single No 20 MDF
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Skirting	85 x 12 mm Architrave Bevelled Single No 32 MDF
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Wet Area Skirting	90 x 10 mm Radiata Finger Jointed Single Bevelled Skirting No 32
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Storage Cupboard Shelving	18.0 mm MDF Easiplank 2400 x 600
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Wardrobe Shelving	18.0 mm MDF Easiplank 2400 x 600
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HWC Shelving	100 x 25 mm Radiata Untreated Kiln Dried Dressed 4 Sides Dressing Grade
Door Painting	Door Spraying - Paint Finish
Interior Painting	Dulux Wash and Wear



Interior Doors & Joinery

Single Hung Doors	Flush Panel Single Hung door to 2200mm high 3mm skins
Double Hung Doors	Flush Panel Double Hung door to 2200mm high 3mm skins
Single Cavity Sliders	Single Cavity Slider MDF EPS Core up to 2200mm high 3mm skin

Electrical

47 Interior Downlights	Energy efficient downlight LED - White bre
8 Exterior Downlights	Energy efficient downlight LED - White bre
5 Vanity Downlights	Energy efficient downlight LED - White bre
4 Two Way Switching	Two way swithching bre
1 Three Way Switching	Three way switching bre
6 Single Power Point (Appliances)	Single power point bre
44 Double Power Point	Double power point bre
1 Garage Door	Auto door scoke bre
3 Towel Rail	Heated towel rail wire and install bre
3 Shower Fans	Manrose 150mm shower fan bre
5 Voice and Data	Voice data socket -single bre
4 Television	Television ariel socket bre

1 TV & Sky

TV and Sky TV triple ariel socket bre

3 Cavius Smoke Detector

Cavius smoke detector bre

Interior Hardware

Passage Doors

Diva Passage SCP Satin Chrome



Privacy Doors

Diva Privacy SCP Satin Chrome



Cupboard Doors

Diva Passage SCP Satin Chrome



Door Stops

MBN5036 Mardeco BN Wall 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

Floor Tiles	Tile Allowance \$50m2	
Wall Tiles	Tile Allowance \$50m2 3 x tiled showers to full height, vanity and bath splash areas, tile skirtings and full wall between ensuite shower and doorway.	
Shower Recess (1 per shower)	Shower Recess	
Carpet	Valencia/Casa Bella 5kg (40oz) Solution Dyed Nylon Cut Pile Upgraded to 110kg underlay.	
House Clean	Home wash down	
Window Clean	Window Clean (Inside and Out)	
Home Clean	Construction Clean	
Living Area	Quickstep Laminate Flooring	
Exterior		
Letterbox	Kelman Pillar Powdercoat Letterbox	
Clothesline	Sun King Retracting 6 Line Stone Colour	
Clothesline Posts	Sun King Retracting Line Post Kit (Stone)	
118m2 Coloured Concrete	Black Oxide	
191m2 Lawn	Lawn Seed	
60m Half Share Fencing	Colorsteel fencing (half share)	
1 Side Gate	Colour Steel Gate and Return	
Letterbox Numbers	Stainless Steel Letterbox Numbers	

Kitchen

Kitchen Tapware

Curb sink mixer



Kitchen Joinery \$16,500.00

Kitchen Joinery and Bench

Oven

F&P OB60DDEX4 Oven Built-In

Dishwasher

F&P DW60FC2X1 dishwasher

Waste Disposal

Insinkerator M-Series 56 Waste

Rangehood

Award PPS603 Rangehood

Cooktop

F&P CI604DTB3 induction cooktop

Plumbing and Drainage

Hot Water

250 Litre mains Pressure hot water cylinder

Heating & Cooling

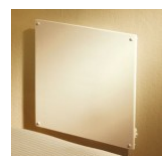
Air Conditioning

Daikin Cora FTXM 71 Inverter Wall Mounter Air Conditioner



Bed 4 Heater

Arlec 600w eco panel heater



Bathroom & Laundry

Bathroom Shower (2)

100mm Square tile waste kit
* Tiled Shower with glass surround to ceiling



Bathroom Shower Mixer (2)

Curb shower mixer



Bathroom Shower Rose (2)

Curb slide shower



Bathroom Towel Rail (x2)

Forme Heated towel ladder 825H x 600w



Bathroom Vanity (2)

Clearlite Cashmere 900 Double Drawer Wall Hung



Bathroom Vanity Tapware (2)

Curb Swivel Basin Mixer



Bathroom Bath (x1)

Englefield Studio II Rectangular Bath (1800 x 760)



Bathroom Bath Waste (x1)

Bath push pop up waste 40mm cp



Bathroom Bath Mixer (x1)

Curb shower mixer



Bathroom Bath Spout (x1)

Curb Bath Spout



Toilet (x2)

Heirloom Centro Wall Faced Toilet



Toilet Roll Holder (x2)

Heirloom Veloso Toilet roll holder fixed arm



Toilet Vanity (x1)

St Michel Malik 400 1D White



Toilet Vanity Tapware (x1)

Curb mini basin mixer



Toilet Hand Towel (x1)

Heirloom Veloso Hand Towel Stirrup



Ensuite Shower

100mm Square tile waste kit



Ensuite Shower Mixer

Curb shower mixer



Ensuite Shower Rose

Curb slide shower



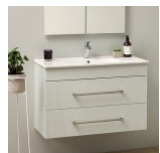
Ensuite Towel Rail

Forme Heated towel ladder 825H x 600w



Ensuite Vanity

Clearlite Cashmere 900 Double Drawer Wall Hung



Ensuite Vanity Tapware

Curb Swivel Basin Mixer






Ensuite Toilet

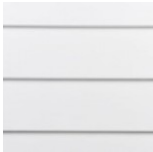





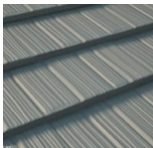
Heirloom Centro Wall Faced Toilet



Ensuite Toilet Roll Holder	Heirloom Veloso Toilet roll holder fixed arm	
Laundry Tub	Custom made Laundry Tub Meltica top - maximum 1800mm long. Doors as standard (Drawer upgrade available)	
Laundry Tap	Curb sink mixer	
Bathroom Vanity Wastes	32mm popup waste	
Ensuite Vanity Waste	32mm popup waste	

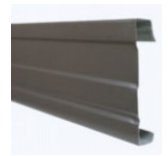
Exterior Wall Cladding

Linea Paint	Dulux Weathershield X10	
Scribers for Cladding Junctions	40 x 18 mm Radiata Finger Jointed Dressed 4 Sides H3.1 Preprimed No 28	
Linea Internal Corner	Hardies Linea Weatherboard 90 Deg Internal W Corner Mould 2700 mm Aluminium	
Linea Corner Trim	16.0 mm Hardies Linea Preprimed Grey Trim 84 x 2600	
Linea Corner Trim	16.0 mm Hardies Linea Preprimed Grey Trim 100 x 2600	

Linea Soffit Junction	40 x 18 mm Radiata Finger Jointed Dressed 4 Sides H3.1 Preprimed No 28	
Linea Cladding	16.0 mm Hardies Linea Classic Preprimed Grey Weatherboard 180 x 4200	
Exterior Plaster	Wattyl Granosite Plaster finish over EPS Cladding System	
Exterior Joinery		
Entry Door	Axis AX00	
Entry Door Handle	Windsor Nitro 900mm Push Handle (Pair)	
Joinery Hardware	Urbo Hardware - Black	
Joinery Glass	Grey Tint Double Glaze	
Obscure Glass	Stipolite Double Glaze	
Garage Door	Flat Panel Embossed	
Exterior Windows and Doors	Aluminium Joinery with double glazing, architraves to jambs, colourmatched hardware	
Roof & Fascia		
Roof	Gerard Coronashake tile Satin Finish	

Fascia

Colorsteel Fascia



Gutter

135 Continuous Colorsteel Gutter



Downpipes

PVC Downpipes paint finish