

Specifications for Lot 1284 Golden Sands, Papamoa



Plans

- Architecturally designed plans, specifications, engineering details
- Insurance – Construction Risk & Public Liability Insurance
- All City Council permit fees and connection fees
- 10 year independent building guarantee

Exterior

- Earthworks to site
- Ribraft concrete floor with av. R2.5 insulation rating
- Powder coated aluminium joinery
- Double Glazing to all areas excluding garage
- Painted hardiflex soffits
- H1.2 treated framing and roof trusses
- Austral 70 series brick 790x76x70 - Barrett Homes standard range
- BGC Duragroove panel cladding
- Hardiflex above windows
- Colorsteel Longrun - Endura
- 2 x Exterior hose taps

Interior

- Concrete Floor
- Walls Gib 10mm. Gib Aqualine 10mm to wet areas
- Ceiling Gib 13mm
- 55mm Gibcove cornice to living areas
- 20 series masonry brick wall in garage
- 60mm single bevel pine skirting
- 60mm single bevel pine architrave to windows and doors
- Knauf glasswool insulation – R2.2 walls and R3.2 ceiling
- Painted interior doors (7 style choices) with Barrett Homes door handle range
- Painted ceiling throughout (Dulux - level 4)
- Painted walls to balance of house inc garage (Dulux - level 4)

Electrical Fittings - Estimate

- 1 x single power point
- 2 x bathroom power points
- 1 x power to range-hood
- 1x power to refrigerator
- 1 x power to dishwasher
- 1 x power to waste disposal unit
- 25 x double power points
- 25 x LED down lights
- 2 x 2 way circuit
- 1 x 3 way circuit
- 2 x fan/light ducted to soffit
- 1 x hob and oven connection
- 1 x hot water connection
- 1 x switchboard/Meter box
- 1 x air conditioning unit connection
- 1 x certificate of compliance
- Smoke detectors (battery)

TV & Phone

- 1 Main TV Outlet (Satellite in, Aerial In, Return Out)
- 1 Other TV Point + 1 UHF Aerial
- Phone/data outlet
- Infra – red provision

Kitchen

- Westinghouse Touch Ceramic Cooktop Model WHC644BA
- Westinghouse Model WVE615S Wall Oven
- Fisher & Paykel ¾ horsepower Model GD75IA1
- Westinghouse Model WSF67381S Dishwasher Stainless Steel
- Vogue canopy/powerpak Range-hood

Bathroom

- Athena Liquid bath - white
- Hansgrohe Logis Tapware
- Novara wall hung vanity – white 900mm
- Metro Glass Polished edge mirror above vanity 1000 x 900mm
- HPM Light/Fan ducted to soffit
- Englefield Valencia shower
- Newtech square ladder heated towel rail
- Englefield Evora btw toilet suite with wrap over seat
- Elementi Project Toilet Roll Holder

Bathroom Tiles

- Tiles up bathface and wall above bath 600mm
- One row of tiles above vanity 200mm

Wardrobes

- Shelf and rail - prefinished timber

Garage Door

- Dominator Milano sectional garage door with 3 x automatic openers

Floor Coverings/Window Treatments

- Carpet 100% solution dyed nylon from King Flooring
- Vinyl planking to entry and kitchen
- Floor tiles to bathroom and toilet area
- Garage carpet
- Barrett Homes standard roller blind/venetian package

Fencing/Landscaping/Driveway/Patio

- Fencing to 3 boundaries
- Landscaping – Gold package
- Driveway – Half black Exposed aggregate
- Patio – Half black coloured concrete
- Pavers – Half black coloured concrete
- Wooden freestanding pergola with trellis screen

Clothesline/ Letterbox

- Clothesline – Daytek Twin fold down
- Letterbox with metal insert

Heating

- 180 litre hot water - Coopers Mains Pressure Stainless Cylinder
- 1 x Toshiba 5kw heat pump unit with remote control

Services

- Underground services included

Terms

- Specifications can vary depending on customer requirements