

# Specifications for Lot 541 The Lakes, Tauranga



## 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
- Exterior cladding in brick, 70 series brick veneer - Barrett Homes standard range
- BGC Duragroove panel cladding
- Hardiflex above windows
- Colorsteel Endura – Trapezoidal profile
- 3 x Exterior hose taps

## Interior

- Concrete Floor
- Walls USG Boral 10mm – USG Boral Multistop to all wet areas
- Ceiling USG Boral 10mm
- 55mm Gibcove cornice to living areas
- 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
- 38 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)
- 2 Other TV Points + 1 UHF Aerial
- Phone/data outlets
- Infra – red provision
- 1 Central Hub Box (located in garage)

## Heating

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

## Services

- Underground services included

## 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

- 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

- One row of tiles above each vanity 200mm

## Ensuite

- 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

## 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
- Vinyl planking to entry and kitchen
- Floor tiles to bathroom and ensuite
- Garage carpet
- Barrett Homes standard roller blind/venetian package

## Fencing/Landscaping/Driveway/Patio

- Fencing to 3 boundaries
- Landscaping – Gold A package
- Driveway and patio - half black concrete

## Clothesline/ Letterbox

- Clothesline – Daytek Twin fold down
- Brick letterbox with metal insert

## Terms

- Specifications can vary depending on customer requirements