

Specifications for Lot 75 Tynan Heights, Te Puke

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 and retaining (if required)
- 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 Barrett Homes standard range
- BGC Duragroove smooth panel cladding - 150
- Hardiflex above windows
- Colorsteel Longrun roof
- 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
- 60mm single bevel pine skirting
- 60mm single bevel pine architrave to windows and doors
- Knauf glasswool insulation walls and ceiling
- MDF painted interior doors with standard Barrett Homes door handle range of satin Nickel Lever hardware
- 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
- 15 x double power points
- 21 x LED down lights
- 1 x 2 way circuit
- 1 x 3 way circuit
- 1 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
- 1 Central Hub Box (located in garage)

Laundry

- ST3101 Super Tub

Services

- Underground services included

Kitchen Appliances

- Fisher & Paykel 60cm ceramic cooktop CE604CBX1
- Fisher & Paykel 60cm inbuilt underbench oven OB60SC5CEX1
- Fisher & Paykel ¾ horsepower Model GD75IA1
- Fisher & Paykel 60cm Model DW60CHX1 Dishwasher SS
- Vogue canopy/powerpak Range-hood

Bathroom

- Athena Liquid bath - white
- Avon Tapware
- Projex 900mm Floor standing vanity with two door – white
- Avon Slide Shower – multi function
- Metro polished edge mirror above vanity
- HPM Light/Fan ducted to soffit
- Englefield Topaz shower
- Projex Towel bar 600mm
- Projex Towel ring

Bathroom Tiles

- Tiles for bath front and end, one row of tiles for bath splash back
- One row of tiles above vanity

Toilet

- Classic Close Coupled Toilet Suite
- Projex Toilet Roll Holder

Wardrobes

- Shelf and rail - prefinished timber

Garage Door

- Colorsteel sectional garage door with 3 x automatic openers

Floor Coverings

- Carpet 100% solution dyed nylon
- Vinyl to entry and kitchen areas
- Tiled bathroom and toilet

Heating

- 180 litre hot water Mains Pressure 180 Coopers MP Stainless Cylinder
- 1 x Toshiba RAS10 heat pump unit with remote control

Fencing/Landscaping/Driveway/Patio

- Fencing to 3 boundaries
- Landscaping – Silver C package
- Driveway/patio - Plain concrete

Clothesline/ Letterbox

- Clothesline – Daytek twin fold down
- Metal letterbox

Terms

- Specifications can vary depending on customer requirements