

OUTLINE SPECIFICATION

Block 4 and 13, Stage 2 Kenepuru Landing

IN THE EVENT OF ANY DISCREPANCY BETWEEN PLANS, PREVIOUS CORRESPONDENCE AND THE OUTLINE SPECIFICATION, THE OUTLINE SPECIFICATION SHALL TAKE PRECEDENCE.

GENERAL	
WORKING DRAWINGS:	Prepare full set of working drawings & full specifications.
ENGINEERING:	All engineering design fees, producer statements and site inspections have been included.
BUILDING CONSENT:	Provide all necessary documentation and fees to uplift a building consent.
GUARANTEE:	Master Build 10 Year guarantee included.

STRUCTURE	
EARTHWORKS:	Excavate and retain where shown on the drawings and remove any excess spoil from site.
FOUNDATION:	Expol Pod Floor Slab raft system.
FRAMING:	Posistrut floor joists with Strandfloor flooring or similar.
MID FLOOR:	H1.2 SG8 Timber frames and trusses.
STUD HEIGHT:	2.7m Stud height to the lower level, 2.4m to the upper level.
FIRE WALL:	USG Partiwall.

EXTEROR	
ROOFING:	Coloursteel Endura 0.4g roofing, corrugate profile.
FASCIA:	Coloursteel fascia.
SOFFITS:	4.5mm Durasheet with PVC jointers.
GUTTER:	Continuous colour steel guttering, quarter round profile.
DOWNPIPES:	PVC down pipes.
EXTERIOR CLADDING:	BGC Stratum fixed in accordance with the manufacturer's instructions over a 20mm drained cavity. Horizontal junction flashing to be used where panels join. BGC Durascapex fixed in accordance with the manufacturer's instructions over a 20mm drained cavity.
BUILDING WRAP:	Watergate Plus building wrap.
WINDOW JOINERY:	Powder coated aluminium frames and sashes. Paint quality timber reveals and architraves. Provide clear float doubled glazed glass to all windows, bathrooms to have obscure glass.
LOUVRES:	Powdercoated aluminium louvre on bedroom three window of right side unit only (from street view). No louvres on left side unit.
GARAGE DOOR:	Windsor 2.4m wide Coloursteel sectional door with auto opener and two remotes.
MAIN ENTRANCE DOOR:	Aluminium powder coated entrance door fitted to a powder coated aluminium frame. Paint quality reveals and architraves.

INTERIOR	
INTERIOR FINISH:	10mm Plasterboard to the ceilings and 10mm Plasterboard to the walls. Level 4 paint finish. 55mm cove, excludes wardrobes and cupboards. Square stop finish in the wardrobes and cupboards. Fit 60 x 10 Finger jointed radiata single bevel architraves to windows and doors. Fit 60 x 10 Finger jointed radiata single bevel skirting. 100mm High tiled skirting with aluminium trim to areas with tiled flooring, same tile as the floor tile. Excludes bath area, that will have a tiled splash back.
INSULATION:	R2.6 insulation to exterior walls of house and the internal wall abutting the garage, excludes garage exterior walls. R3.6 insulation to the ceiling beneath the roof, excludes the garage ceiling.
INTERIOR DOORS:	Paint quality hollow core flush panel doors. 2200mm high doors to the lower level, 1980mm high doors to the upper level.

INTERIOR	
HARDWARE:	Provide and fit Knobs and Knockers lever door furniture, Paris profile in brushed nickle finish with square face plates. Fit Knobs and Knockers DHDS1975WMSQSBN door stops to all doors opening less than 120°.
SHELVING:	Wire shelving to wardrobes and cupboards as per shelving design.

KITCHEN	
KITCHEN:	As per plans. 20mm Silestone bench top with square edge, Hettich hardware and soft closing doors and drawers. Includes a Cabro Sergio UBDH-685 undermounted sink.
KITCHEN APPLIANCES:	Bosch HBF133BS0A 5 Function Built in Oven.
	Bosch PCH6A5B90A 60cm Gas Cook Top.
	Bosch SMU50E75AU Dish washer.
	Ariston AGITUM850 85cm Undermounted Rangehood.
	Aquatica Titan 760 Waste Disposal.

PLUMBING AND BATHROOM FITTINGS:	
WC PANS AND CISTERNS:	Waterware Vivo Verotti BTW Rimless Toilet Suite, product code WDVV150T.
TAPWARE:	Waterware Project Chrome Plated Basin Tap to the vanity basins, product code FWP8228CP.
	Waterware Project Chrome Plated Kitchen Mixer to the kitchen sink, product code FWP86214CP.
	Waterware Project Chrome Plated Shower Mixer for the shower and bath mixers, product code FWP8303CP.
	Waterware Project Chrome Plated Bath Spout, product code FWP08CP.
	Waterware Project Chrome Plated Slide Shower to the bathroom and ensuite, product code 2 only brass exterior hose taps.
BATH:	Elementi Otto 1700x750mm Acrylic Free Standing Bath, product code 52566.10.
SHOWER CUBICLES:	Englefield Valencia Elite Angle Corner Shower to the ensuite, 1000 x 1000. Metallic frame with corner contour plus wall and centre waste, includes Englefield CleanLess easy clean glass treatment. Product code 706784A-SHP.
	Englefield Valencia Elite Rondo Curved Shower to the bathroom, 1000 x 1000. Metallic frame with corner contour plus wall and centre waste, includes Englefield CleanLess easy clean glass treatment. Product code 706776A-SHP.
	Shower dome to showers.
LAUNDRY TUB:	Aquatica Centro laundry tub.
VANITY UNITS:	Mia 900mm Wall hung single drawer vanity with ceramic basin to the bathroom, product code MA90SD.
	Mia 750mm Wall hung single drawer vanity with ceramic basin to the ensuite, product code MA90SD.
	Mia 400mm Wall hung vanity with ceramic basin to the WC, product code MP40.
MIRRORS CABINET:	Mia 900mm mirror cabinet to the bathroom, product code MA90MC.
	Mia 750mm mirror cabinet to the ensuite, product code MA75MC.
HEATED TOWEL RAIL:	Newtech Quadro Towel Warmer, 800 high x 600mm wide, chrome heated towel rail. Square profile with 7 bars. One to the ensuite and one to the bathroom. Product code ST75.
TOILET ROLL HOLDER:	Como chrome toilet roll holder, product code C8921.CR.
HOT WATER SYSTEM:	Continious flow gas hot water heater, 26L / minute. Includes one controller in the bathroom.

PAINTING AND DECORATING	
EXTERIOR:	Paint exterior house cladding with Dulux paint where required.
INTERIOR:	All walls and ceilings to be paint finished with Dulux paint.
COLOUR AND PRODUCT SELECTION:	A choice of one of three interior colour schemes, colour schemes cover the colour selections for: interior paint, vanities, mirror cabinets, floor coverings, tiles and kitchen colours.
	Note: Exterior colours as per the attached colour schedule in the contract.

PAINTING AND DECORATING

ILLUMINATION OF FLAT SUFACES:	<p>If the decorative effects of expanses of flat, unbroken surfaces are to be appreciated it must be recognised when the lighting is planned that no building surface is perfectly flat. The painting and illumination of flat unbroken surfaces must be planned accordingly. If this is not done and unsightly effects are obtained one cannot justly blame the lighting, the lining material or the paint, it is the way in which these elements have combined that is at fault. Though tradesmen do their best to minimise defects it is advisable to avoid the use of glancing light, gloss paint or dark coloured finishes on wall and ceiling linings to help avoid irregularities in the finish.</p> <p>Plasterboard materials will shrink over a period of time resulting in small cracks and slight peaking of joints, which are not structurally important and can be permanently cured in the normal process of redecoration. Because these cracks cannot altogether be prevented or concealed at a reasonable cost, the builder is not obliged to put them right unless they are abnormally large and result from a defect in workmanship or materials.</p>
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FLOOR AND WALL COVERINGS

VINYL PLANKS:	Godfrey Hirst Polaris 5mm vinyl planks to the entry, dining and kitchen.
TILING:	Floor tiling to the bathroom, ensuite and WC. Includes standard square lay, 100mm high tiled skirting and aluminium trim where required.
CARPET	Supply and Install Lifestyle Flooring Aspiring 100% Solution Dyed Nylon carpet 40 oz over 11mm underlay foam to remaining areas, excludes the garage.
WALL TILING:	Tiled splashback to the kitchen; wall behind the cooktop with a return going between the bench top and the top of the the half wall. No tiling behind kitchen cabinets.
	Tiled splashback between the vanity and mirror cabinet. Includes standard square lay and aluminium trim where required.
	Tiled splashback to the three side of the bath, up to 900mm high, square tile lay allowed for.

HEATING / VENTILATION

HEATING:	Gree Hansol GWH24QE-K3DNB2H High wall heatpump to the living area.
EXTRACTOR FANS:	Extractor fans to the bathroom, ensuite and laundry.

SERVICES

LAY AND CONNECT:	Stormwater and sewer drains.
	Gas main.
	Single phase power mains cable.
	Water reticulation.
	Note: Power and Telecom connection fees will be charged directly to the owner(s) account. Broadband connection to be arranged by client with their provider.

LANDSCAPING

DRIVEWAY / ENTRY PATH / PATIO:	Supply and install concrete driveway, paths and the patio as per the Landscape and Planting Plan from Sweeney Environments. All concrete paving to be exposed aggregate. Kerb / berm crossings (if required) to be plain brushed concrete.
LETTERBOX:	Supply and install Sandleford Black Vault Wall Mounted letterbox.
CLOTHESLINE:	Daytek Single Fold Down Clothesline 24m Iron Grey or similar, attached to two timber posts.
FENCING:	As per the landscape plan.
SOFT LANDSCAPING:	Planting, topsoil and ready lawn as per the Landscape and Planting Plan from Sweeney Environments.

OTHER

SMOKE ALARMS:	2 x Battery powered smoked alarms.
CLEANING:	House to be cleaned prior to handover.

ELECTRICAL SPECIFICATION	
INTERIOR DOWNLIGHTS:	Interior light fittings shall be LED Round Down Lights, White Colour.
EXTERIOR LIGHTS:	Exterior Lights shall be LED White small Bulkheads.
POWER POINT / SWITCH:	Standard white switches and power points.
BATHROOM FANS:	Bathroom fans shall be EDM Extractor Fan 150mm vented to the exterior.
SECURITY SYSTEM:	Supply and installation of a security system, includes 3 x sensors, 1 x external siren, 1 x internal siren, 1 x key pad and 1 x box.
DATA:	Home will be ready for fibre to be connected with a hub, TV points and data points as per the electrical schedule. Excludes connection fees and routers / modems. NOTE: the hub is a box where all the cables go to, there will be space in there for a router.
PLACEMENT:	Final placement of electrical allocation to be determined by the client and the electrician.
ADDITIONAL ITEMS:	Any additional items requested by the client will be charged directly to the client by the electrician.

ELECTRICAL SCHEDULE			
	Power Points	Lights	Other
Hall / Stairs	1 double	5 LED downlights	1 wired door bell
Kitchen / Dining	3 double 1 fridge 1 microwave 1 gas cook top 1 built in oven 1 range hood 1 dishwasher 1 wastedisposal	6 LED downlights	
Lounge	2 double	4 LED downlights	1 TV outlet 1 Data outlet
Second Living	1 double	2 LED downlights	1 TV outlet 1 Data outlet
En-suite	1 double	1 LED downlight	1 extractor fan 1 heated towel rail
Bathroom	1 double	2 LED downlights	1 extractor fan 1 heated towel rail
Bedroom 1	3 double	3 LED downlight	1 TV outlet 1 Data outlet
Bedroom 2	3 double	2 LED downlights	
Bedroom 3	3 double	2 LED downlights	
Garage / Laundry	3 double	2 LED batten lights	1 extractor fan 1 garage motor connection
External		4 LED bulkhead 1 sensor	
Two Way Switching	4 Sets		

EXCLUDED ITEMS:

ITEMS NOT INCLUDED IN THE BUILD CONTRACT:	TV Aerials or satellite dishes.
	Curtains / blinds.

VARIATIONS AND SELECTIONS:

Only the following variations will be permitted:

ELECTRICAL:	Placement of electrical allocation is to be determined by the Owner and electrician once the framing has been stood, at this stage the Owner can request additional items or alterations to the electrical schedule. The electrician will invoice the Owner directly for any additional costs.
KITCHEN:	The Owner has an option for having a consultation with the kitchen manufacturer to adjust the kitchen plans, this will cost \$250. The kitchen manufacturer will invoice the Owner directly for any additional costs as well as the consultation fee.

Selection and Variation Requirements:

The interior colour selection and kitchen design must be completed by the Owner no later than six (6) weeks prior to construction of the dwelling starting on site. If this is not done, the Builders the default selections will be used. No variations can take place during construction.

DISCLAIMER:

If your site is filled and the ground is held by a retaining wall, the topsoil above the wall may settle during the first year of possession, this is due to the settlement of the fill beneath. Kenepuru Homes Limited will not be liable for rectifying or replacing any material or structure above this wall which has been affected by movement.

The amount of flat / useable land may vary depending on the result of the development earthworks and final survey. Some retaining may be necessary to create building platforms.

The Landscape plan in the Build Contract has an area marked as grass, this area has Top Soil spread with Ready Lawn on top. As the lawn is a living thing it's growth depends on many variables such as water, sunlight, fertilizing, lawn mowing, weed control and pest control. Due to these variables Kenepuru Homes Limited is unable to provide a warranty for your lawn. We recommend not walking on the lawn for at least two months after it has been laid, we also recommend engaging a fully qualified After Care Lawn Expert for the care of your lawn.

If there is any discrepancy between the fencing in the landscape plan provided in the build contract and the fencing approved under the resource consent for the development, the resource consented fencing plan takes precedent.