



AWATEA

ESCAPE

Standard Specifications

Below is an outline of what is included in your turn-key contract when building with us. We understand that some of these options may conflict with your vision, so our service allows the option to upgrade where required.

EXTERIOR/INTERIOR PRODUCTS

DESIGN

- Exterior colours are preselected by Wendy Elers at Stage Three Design.
- Interior colours are selected from one of 8 popular colour boards designed by Wendy Elers at Stage Three Design.

CONSTRUCTION MATERIALS

- Wall Frames – All exterior and interior 90 x 45 H1.2 treated pre-cut and pre-nailed frames.
- Roof Framing – Gang nailed engineer-designed trusses H1.2 treated.
- Fascia – 155mm Coloursteel®.
- Insulation – R2.2 wall and R3.2 Earth Wool® Insulation. Insulation not required to external garage walls and ceilings.
- Interior Lining – Standard 10mm GIB® Plasterboard for walls, with 13mm GIB® Plasterboard on Rondo.
- Ceiling Battens – 35mm Rondo Batten for straight ceilings.
- GIB Aqualine® plasterboard for wet areas i.e. bathroom and laundry.
- Interior Doors – MDF flush panel doors.
- Interior Door Hardware – Windsor® Corbel.
- Scotia – 55mm GIB-Cove® and No.8 mould where applicable to cupboards.
- Skirting and Architraves – 60mm beveled No.20 mould.
- Stash – MDF with Pryda Rail for wardrobes, CPD 500mm deep 4 wire shelves for linen cupboard. Master bedroom wardrobe fitted with a custom made wardrobe system.
- Roofing – Coloursteel Endura® corrugated or ribbed profile, or Coloursteel Chateau® tile with barrel or angle trim as per plan.
- Soffiits – James Hardie® paint finish.
- Exterior Cladding – James Hardie® 180mm Linea line, Oblique, Stria, Axon, 70 series brick, abodo or similar (as per design)
- Spouting and Downpipes – Coloursteel®. PVC to all systems on tank water.
- Windows – Aluminum double glazed windows supplied using the standard colour range. Double glazed excluding garage joinery, clear glass, using URBO window hardware (all doors flush to floor to allow flooring to doors edge).
- Front Door – Aluminum double glazed. Style: Latitude, using the standard APL colour range with URBO hardware.

GARAGE DOOR

- Dominator® Milano, Montana or Valero garage door, using the Dominator® standard colour range, remotes included.

ELECTRICAL

- As per plan and/or contract allowance.
- House alarm with one key pad.
- LED Lighting throughout all areas as per lighting plan.
- Three external LED outdoor lights.

BATHROOM FITTINGS

- Towel Rail – Wall mounted, five bar and heated.
- Mirror – Polished edge mirror to suit vanity size.
- Bathroom Accessories – Toilet roll holder.
- Shower – Englefield® Valencia flat wall (White) square or round shower, sized as 900mm for ensuite and 1000mm for main bathroom.
- Bath – Freestanding, back to wall bath with centre waste.
- Vanities – Englefield® Valencia single drawer, wall hung vanity 900mm (750mm to en suite) in White, Oak or Elm.
- Toilets – Englefield Valencia, back to wall.
- Tapware – Englefield Sorrento range / Studio Slide Shower.
- Hot Water Cylinder – HJ Cooper® 180L mains pressure electric hot water cylinder (gas hot water options available – POA).
- Laundry Tub – Rotec Supertub 3101.
- Splashback – Toughened glass from Colourit: Bath 1700mm x 300mm & Vanity 900mm x 100mm plain paint finish.
- Exterior Taps – Two exterior taps, fitted.

PLASTERING AND PAINTING

- GIB® tradeset with paper tape to all joints to a level 4 finish.
- Wattle Ultra-Proof® and Living Proof® paint, based on 3 colour's pre-selected from one of 8 schemes on offer.

KITCHEN

- Specification and price based on our standard kitchen plan. You can meet with our kitchen team to create your own custom design and finish (POA).
- Door and Panel – Material 18mm Melteca® moisture resistant particle board with 2mm PVC edges in the standard colour range. All cabinets measure 2100mm in height.
- Internal Carcass – Made from 16mm moisture resistant white particle board with 1mm PVC edges.
- Scullery – Shelving (If applicable) 16mm moisture resistant white particle board with 1mm PVC edges.
- Adjustable Shelving – Provision is made for adjustable shelving unless otherwise requested.
- Hinges – Hettich® hinges with a lifetime guarantee.

- Drawer Mechanism – Hettich® Innotech soft-closing drawers with a lifetime guarantee.
- Sink Insert – Heritage 1½ sink insert.
- Sink Mixer – Studio Kitchen Mixer.
- Handles – Elite® styles 3075, 3050, 3058 or 7022.
- Toe Kick – Colour to match selected doors and panels.
- Bench Top – 38mm Formica® High Pressure Laminate, rolled or square edge profile using the standard colour range.
- Splashback – Toughened glass from Colourit: 750 x 900mm plain paint finish in the standard colour range, fitted.
- Walk in wardrobe fit out as per standard layout

KITCHEN APPLIANCES

- Gas options available on application – POA.
- Oven – Bosch® stainless steel 5 function wall oven.
- Cook Top – Bosch® ceramic cook top with stainless steel trim.
- Dishwasher – Bosch® freestanding stainless steel.
- Rangehood – Bosch® 90cm stainless steel canopy rangehood, ducted to home exterior.
- Waste Disposal – Emerson E20 including wall switch or similar.

FLOORING

- Vinyl Planks – To the entrance way, kitchen and bathrooms – Robert Malcolm Moduleo® vinyl planks (selected colour range and subject to availability).
- Carpet – To other areas including living room, bedrooms and hallways (excludes garage) – Feltex Cable Bay® 36oz extra heavy duty 100% solution dyed Nylon with 10mm foam chip underlay.

HOME HEATING

- Heat Pump – Mitsubishi® GL50 for homes under 150m² or similar
- Gas or wood burner heating options available – POA.

LANDSCAPING

- Landscape Plan as per House of Orange Design

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Upgrade Specifications

Name _____

Site Address _____

Below are examples of the popular upgrades we have on offer in order for you to further customize your home. The following will be dependent on house sizing, layouts and pricing is subject to change.

Any additional amounts outside of what has been quoted or included in your sale and purchase will be invoiced separately.

Additional requests are not guaranteed and will be subject to stage of construction.

If for any reason, we cannot supply any products or services, we reserve the right to issue a full refund on settlement of the property. Plan layouts, exterior colour schemes, windows and cladding selections cannot be altered or changed

PLANNING

- A Halo 10-Year Residential Guarantee - Regardless of what happens in the future, your Halo Guarantee will be there to help you for the next full 10 years following completion – it's peace of mind, guaranteed \$2,500.00

For more information please visit their website <https://halo.nz/about-us/>

- 2 Hour consultation with "Stage Three Design" to customise your colour selection as per the standard Friday Homes colour and material specification. \$1,500.00

EXTERIOR

- Grey tint to all window joinery \$2,000.00
- Glazed vision panel to front door as pictured below (Not inc hardware upgrade) \$1,092.50
- Wood look front Door, Dark or Light Cedar (Please select one) \$750.00
- 142/450mm round pull handle with lock (Stainless steel round bar option) \$500.00
- Yale 3109 Digital Door Lock \$650.00
- Valero Flat Panel Garage Door \$1,050.00
- Insulated garage door, including insulation to external garage walls and ceiling \$2,050.00



INTERIOR DOORS

- Upgrade all interior doors
- Black finish to all Hardware, Includes hinges

\$1,800.00

\$600.00



Avon



Panel



Horizon



Black Talon



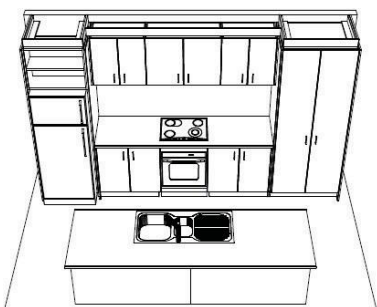
Black Helix



Black Corbel

KITCHEN

- 1.5 Hour consultation with "Kitchen Creators" to customise your kitchen selections as per the standard Friday Homes colour and material specifications 1,500.00
- 2 doors on overhead Fridge Box \$195.00
- Enko Slide out single white Bin in sink unit (cutlery drawers reduced to fit) \$350.00
- Upgrade to 20mm Silestone benchtop 4 colours \$4,262.00
- Upgrade to 30mm Stone std colour range \$5,073.00
- Upgrade to Undermounted bowl DV204 acero (Recommended when selecting the stone top) \$685.00
- 3 x 2 door overheads with fitting strips, inbuilt hood upgrade & unit height to 2300 with 100mm negative detail to ceiling \$4,432.00



Kitchen pricing is a provisional sum only and subject to plan, final measure, availability and may incur additional cost (Picture - example only)

PLUMBING & GAS (x2 Bathrooms)

- Milano Shower Configuration As per Plan - Satin finish with contoured liners; 1000sq to main bath and 900sq to ensuite □ \$4,400.00
- Milano Shower Mixer - Kitchen sink mixer, vanity tapware, and shower mixers
- Studio Bath Spout
- Kohler Exhale Slide Shower
- Milano Accessories
- Evora Toilet with Low Profile Seat
- Valencia Double Drawer Wall Hung Vanity - 900mm to main bath and 750mm to ensuite (As per colour spec)
- Fridge Water Feed □ \$400.00
- Gas Fitting - Includes up to two fixtures only. Bosch 60cm Gas Hob and Upgrade cost to 26L Infinity (LPG or Mains connection subject to availability) □ \$4,500.00
- Gas Fire - Rinnai Arriva 752 Gas fire including install. Rear flue out of external wall (Only available for plans showing chimney areas) □ \$8,955.00



Rear Flue Example



Select colour



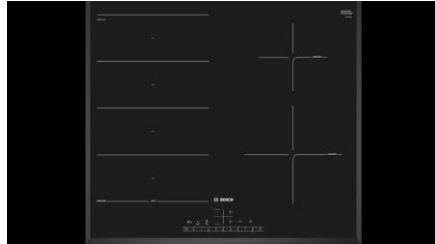
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APPLIANCES

- BOSCH 90cm Gas Hob (5 Burner - Gas fitting not included)
- BOSCH 90cm Oven
- BOSCH PXE651FC1E 60cm Induction Hob

\$1,450 00
 \$3,950 00
 \$1,250 00



ELECTRICAL

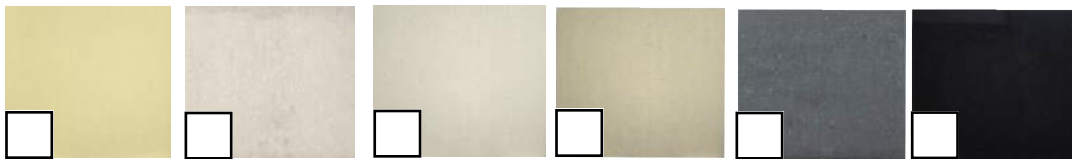
- Kitchen Pendants (3 supply and install as per standard options)
- Extra Alarm Keypad installed to frontdoor area
- Double Power Points (1 extra per bedroom)
- LED Recessed Light (1 extra per bedroom excl master bed)
- x3 Exterior Soffit Lights to Outdoor area

\$3,360 00



FLOORING

- 11mm Carpet Underlay \$1,350.00
- Garage Carpet
 - Single \$2,500.00
 - Double \$3,500.00
- Tiling from the Quantum Range 300 x 600 (as per plan only) \$4,000.00



Ivory

Chamois

Grey

Linseed

Charcoal

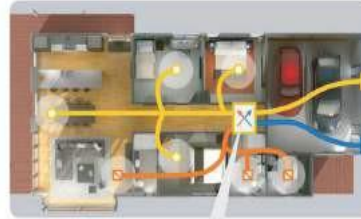
Black

HEATING & VENTILATION

- Mitsubishi® MSZ GE50VA (5kw)
□\$3,780.00
- Mitsubishi® MSZ GE60VA (6kw)
□\$4,600.00
- Wifi Upgrade (Per Heating Unit)
□\$550.00
- Mitsubishi Lossnay (Pricing based on 3-4 bedrooms)
□\$6,500.00



- **EXTRACTS STALE AIR**
Extracts stale air removing toxins and reducing humidity.
- **SUPPLIES FRESH AIR**
Supplies fresh air increasing the oxygen levels in the home and assists with managing the build up of moisture.
- ✕ **HEAT RECOVERY**
Recovers up to 86% of the heat energy from the outgoing air to preheat the incoming air, saving you money.



LANDSCAPING

- Instant lawn \$65.00 m2 \$ _____
- Synthetic Lawn \$220.00 m2 \$ _____
- Upgrade to exposed aggregate concrete finish (Not sealed) \$65.00 m2 \$ _____
- Decorative concrete cutting \$55.00 m2 \$ _____

Landscaping is subject to site measure and council requirements

No additional concrete is permitted as per conditions of the Resource Consen

Total including GST _____

Sign (Purchaser) _____

Sign (Vendor) _____

