


SPECIFICATION

Van Baarle Place, Lower Hutt

House Type E


EXTERIOR

EXTERIOR FINISHES & FITTINGS




Roof	Colorsteel. See separate document <i>Exterior Finishes & Colours</i> for roof profile and colour.	
Fascia & Barge	Painted. See separate document <i>Exterior Finishes & Colours</i> for colour.	
Gutter	Colorsteel. See separate document <i>Exterior Finishes & Colours</i> for colour.	
Downpipes	Colorsteel. See separate document <i>Exterior Finishes & Colours</i> for colour.	
Cladding	See separate document <i>Exterior Finishes & Colours</i> for type and colour.	
Soffits	See separate document <i>Exterior Finishes & Colours</i> for colour.	
Windows & Doors	Brand/type: Residential Suite aluminium powdercoated joinery. See separate document <i>Exterior Finishes & Colours</i> for colour.	
Glazing	Double glazing. Obscure to bathrooms.	
Entry Door & Handle	See separate document <i>Exterior Finishes & Colours</i> for design and finish.	
Back Door (in garage)	Glazed back door in same powdercoat colour as window/door joinery.	
Garage Door Frame	See separate document <i>Exterior Finishes & Colours</i> for colour.	
Garage Door	Garador. See separate document <i>Exterior Finishes & Colours</i> for design and colour. Provided with 2x remotes and wall mounted switch.	Upgrade: <i>Clients can upgrade to insulated garage door.</i>
Outdoor Lighting	Outdoor sensor downlights at entrance and garage. Outdoor downlights at exterior doors. Refer to the electrical plan for locations.	
Landscaping	Refer to landscaping scheme for details of landscaping/planting.	
Outdoor Taps	Two hose taps - one near the garage door and one at the back of the house.	
Clothesline	Compact or Standard model – refer to landscaping scheme for applicable type.	
Letterbox	Elite Letterboxes Vermont Charcoal Pillar Letterbox.	







INTERIOR




GENERAL






Walls & Ceilings	Plasterboard walls and ceilings stopped and painted to a Level 4 finish. Stud height: 2.55m.	
Wall Linings – Bathrooms	Aqualine plasterboard walls and ceilings stopped and painted to a Level 4 finish.	
Coving	Gib-Cove Classic 55mm.	
Skirtings	Single bevel skirtings 90mm	
Window & Door Architraves	60mm single bevel.	
Insulation	<p>Thermal insulation to house external walls, house roof and internal walls between garage and house. No insulation in garage.</p> <p>Wall insulation: R2.4 90mm wall framing.</p> <p>Roof insulation: R3.2 roof space.</p> <p>Acoustic insulation to internal walls between bedrooms and bathrooms.</p> <p>Acoustic insulation: 90mm wall framing.</p>	



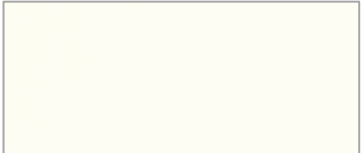
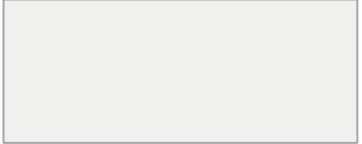


FLOORING








Vinyl Flooring to Entry, Kitchen, Bathroom, & En Suite	Polyflor Expona Simplay Vinyl Flooring	<p>Three options as below.</p> <p><i>Note that these are part of an interior scheme comprising flooring, kitchen and paint finishes. Refer to colour boards for actual samples.</i></p> <p>Scheme 1 – Light Classic Oak 2520</p>  <p>Scheme 2 – Grey Ash 2512</p>  <p>Scheme 3 – Natural Ash 2511</p> 
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Upgrade - Garage Carpet to Garage	<i>Clients can upgrade to install Harrisons 'Shaggy' garage carpet, colour Black.</i>	
Carpet to all other areas – Standard Finish	Harrisons Carpet 'Lorenzo' 36oz 100% solution dyed nylon.	<p>Three options as below.</p> <p><i>Note that these are part of an interior scheme comprising flooring, kitchen and paint finishes. Refer to colour boards for actual samples.</i></p> <p>Scheme 1 – Colour 0740</p>  <p>Scheme 2 – Colour 0755</p>  <p>Scheme 3 – Colour 0750</p> 
Carpet – Wool Upgrade Option	<i>Clients can upgrade to Harrisons Carpet 'Glenorchy' 48oz 100% wool.</i>	<p>Three options as below.</p> <p><i>Note that these are part of an interior scheme comprising flooring, kitchen and paint finishes. Refer to colour boards for actual samples.</i></p> <p>Scheme 1 – Colour 0905</p>  <p>Scheme 2 – Colour 0760</p>  <p>Scheme 3 – Colour 0580</p> 
Underlay	11mm anti-allergenic underlay, 105kg crush rating.	

DOORS AND DOOR HARDWARE		
Interior Doors to Rooms, Cupboard & Wardrobe Swing Doors	Hollowcore doors. 4 options. <i>Note that colour of doors is included under Painting.</i>	<p>Select one from the four options below:</p> <div> <div>Option 1</div> <div>Option 2</div> <div>Option 3</div> <div>Option 4</div> </div>
Sliding Cupboard & Wardrobe Doors	MDF panel in aluminium track system. Homeplus Juralco or similar.	
Interior Door Handles – Swing Doors	Schlage Albo Lever, satin finish, with round face plate. Privacy lock to bathroom, ensuite and WC with integrated button.	
Interior Door Handles – Sliding Doors	Schlage Rectangle Round Flush Pull in stainless steel finish.	
Door Stop	Schlage 440 Wall Mounted Door Stop in Satin Nickel finish.	


KITCHEN – refer to plans for layout and detail.		
Benchtops – Standard Finish	Laminex high pressure laminate – 3 colour choices.	<p>Three options as below.</p> <p><i>Note that these are part of an interior scheme comprising flooring, kitchen and paint finishes. Refer to colour boards for actual samples.</i></p> <p>Scheme 1 – Laminex White Valencia 742 Natural Finish</p>  <p>Scheme 2 – Laminex Elemental Ash 6363 Natural Finish</p>  <p>Scheme 3 – Pure Mineralstone II 8540 Natural Finish</p> 
Benchtops – Upgrade	<p>Upgrade</p> <p><i>Clients can upgrade to 30mm engineered stone or granite.</i></p>	<p>Four options as below.</p> <p><i>Note: Any stone can be selected for the colour scheme chosen.</i></p> <p>Option 1 – Ocean Beach engineered stone</p>  <p>Option 2 – Lake Ferry engineered stone</p> 







		<p>Option 3 – Shelly Bay engineered stone</p>  <p>Option 4 – Steel Grey granite</p> 
<p>Cabinetry (all cabinetry including toekicks, but excluding feature cabinetry below)</p>	<p>Drawers and cupboards have Melteca melamine fronts and PVC clashings.</p> <p>Drawers and cupboards have soft closers.</p> <p>Moulded cutlery tray and pull-out waste bin provided.</p>	<p>Three options as below.</p> <p><i>Note that these are part of an interior scheme comprising flooring, kitchen and paint finishes. Refer to colour boards for actual samples.</i></p> <p>Scheme 1 – Warm White Naturale</p>  <p>Scheme 2 – Baikal Naturale</p>  <p>Scheme 3 - Warm White Naturale</p> 
<p>Feature Cabinetry Finish (recessed overhead cupboards and vertical surface under island overhang)</p>	<p>Drawers and cupboards have Melteca melamine fronts and PVC clashings.</p>	<p>Three options as below.</p> <p><i>Note that these are part of an interior scheme comprising flooring, kitchen and paint finishes. Refer to colour boards for actual samples.</i></p> <p>Scheme 1 – Aged Walnut Woodgrain</p> 


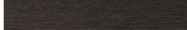




		<p>Scheme 2 – Blackened Legno Woodgrain</p>  <p>Scheme 3 – Planked Urban Oak Woodgrain</p> 
Handles	Sylvan Hilton Cabinet Handle EU68 in Matt Nickel Plate finish, length 232mm.	
Splashback - Standard	White gloss tiles.	
Kitchen Sink for Laminate Benchtop	Burns & Ferrall Omega Sink OMB125 overmounted with drainer.	
<i>Kitchen Sink for Upgraded Benchtop (Engineered Stone or Granite)</i>	<p><i>Burns & Ferrall Designer R15 Sink BFD570R15. Satin finish. Under-mounted. No drainer.</i></p> <p><i>Note: This sink is automatically included if the kitchen bench is upgraded to stone/granite.</i></p>	
Kitchen Tap	Raymor Alpha Kitchen Mixer, chrome finish.	
Oven	Bosch 60cm Built-In Pyrolytic Oven HBT578FS1A.	

Cooktop	Bosch 60 cm Black, model PKE611BA2A.	
Rangehood (integrated)	Parmco Turbo Pak T7-6S-4 Vented through soffit with 150mm ducting.	
Dishwasher	Bosch 14 Place Setting Dishwasher SMU46KS01A.	
Waste disposal	Parmco Magno Classic BD-3.	
Fridge – not included	Fridge by client. Space available: 720 wide x 1740 high. (Fridge size can be up to 680 wide x 1715 high maximum.)	n/a





BATHROOM


Shower	Raymor Brighton 2 sided corner moulded wall chome shower, 1000 x 1000.	
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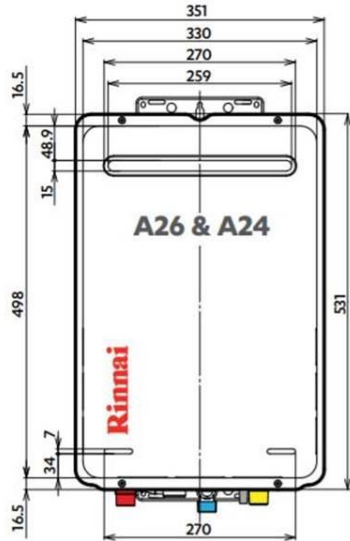

Shower Slide	Raymor Alpha Multi-Spray Slide Shower, 900mm adjustable rail with soap dish, chrome plated.	
Shower Mixer	Raymor Alpha Shower Mixer, chrome plated.	
Extractor Fan above shower	Weiss FV110 In-Line Extract Fan on timer switch, ducted to soffit with 150mm dia ducting.	
Fan Heater	Serene 2.4KW Bathroom Heater in Stainless Steel finish. Metal fan with air slip technology. 10 year warranty.	
Bath	Vida Back to Wall Freestanding acrylic bath 1500 long x 750 wide x 580 high.	
Bath Spout	Raymor Broadway Bath Spout.	
Bath Mixer	Raymor Alpha Shower Mixer, chrome plated.	
Bath Splashback	White gloss tiles.	


Vanity	<p>Raymor Boston Wall Hung Two Drawer Vanity 750mm.</p> <p>Clients can select from two finishes.</p>	 <p>Choice of cabinetry finish:</p> <ul style="list-style-type: none"> - White Gloss, or - Charred Oak 
Vanity Tap	Raymor Alpha Basin Mixer, chrome plated.	
Mirror above Vanity	6mm mirror glass fixed to wall – 900 x 750.	
Upgrade - Mirror Demister	<i>Clients can have a demister installed behind mirror.</i>	
Splashback between Vanity and Mirror	White gloss tiles.	
Toilet	Raymor Dawson full vitreous china back to wall suite with a box rim pan and dual flush cistern. Soft close and quick release toilet seat.	
Toilet Roll Holder	Raymor Boston Toilet Roll Holder, chrome finish.	
Heated Towel Rail	Raymor Round 7 Rail – 805h x 122d x 600w.	






EN SUITE		
Shower	Athena Lifestyle Acrylic Wall Shower with 2000mm high frameless door set, low profile tray, rear waste, satin aluminium joinery with chrome fittings, 1600 x 1000 (sliding door screen).	
Shower Slide	Raymor Alpha Multi-Spray Slide Shower, 900mm adjustable rail with soap dish, chrome plated.	
Shower Mixer	Raymor Alpha Shower Mixer, chrome plated.	
Extractor Fan above shower	Weiss FV110 In-Line Extract Fan on timer switch, ducted to soffit with 150mm dia ducting.	
Fan Heater	Serene 2.4KW Bathroom Heater in Stainless Steel finish. Metal fan with air slip technology. 10 year warranty.	
Vanity	<p>Raymor Boston Wall Hung Two Drawer Vanity 750mm</p> <p>Clients can select from two finishes.</p>	 <p>Choice of cabinetry finish:</p> <ul style="list-style-type: none"> - White Gloss, or - Charred Oak 

Vanity Tap	Raymor Alpha Basin Mixer, chrome plated.	
Mirror above Vanity	6mm mirror glass fixed to wall – 750 x 900	
Upgrade - Mirror Demister	<i>Clients can have a demister installed behind mirror.</i>	
Splashback between Vanity and Mirror	White gloss tiles.	
Toilet	Raymor Dawson full vitreous china back to wall suite with a box rim pan and dual flush cistern. Soft close and quick release toilet seat.	
Toilet Roll Holder	Raymor Boston Toilet Roll Holder, chrome finish.	
Heated Towel Rail	Raymor Round 7 Rail – 805h x 122d x 600w.	

LAUNDRY		
Laundry Tub	Raymor E6200 Slim Laundry Tub, 460w x 910h x 660d.	
Extractor Fan	Weiss FV110 In-Line Extract Fan on timer switch, ducted to soffit with 150mm dia flexible ducting.	

OTHER PLUMBING		
Water Heating	Hot water cylinder.	
Upgrade - Water Heating	<i>Clients can upgrade to a Rinnai Infinity A26.</i>	 <p>Technical drawing of a Rinnai hot water cylinder showing dimensions: 351 (top width), 330 (top width), 270 (top width), 259 (top width), 16.5 (top height), 48.9 (top height), 15 (top height), 498 (main height), 531 (main height), 16.5 (bottom height), 34 (bottom height), 7 (bottom height), 270 (bottom width). The unit is labeled 'A26 & A24' and 'Rinnai'.</p>
House Heating	1 x Mitsubishi Electric heat pump to living room.	 <p>Images of a Mitsubishi Electric heat pump indoor unit and an outdoor unit with a remote control.</p>

ELECTRICAL		
Face Plates and Switches	PDL Iconic – See plan for location.	

Power Points	<p>PDL Iconic – See plan for location.</p> <p>Power provided to all appliances or appliance spaces.</p>	
LED Light Fittings	LED downlights	
Feature Lighting	<p>Feature pendants over Kitchen Island – refer to plan for quantity/location.</p>	<p>Option 1: Newport Pendant – Brushed Chrome <i>Shade Height: 160mm</i> <i>Shade Diameter: 150mm</i></p>  <p>Option 2: Kalma Pendant – White <i>Pendant height: 235mm</i> <i>Pendant diameter: 100mm</i></p>  <p>Option 3: Tig Pendant – Black <i>Pendant length: 300mm</i> <i>Pendant diameter: 55mm</i></p> 
Telephone/Data	Data outlets in bedrooms and living room.	n/a

TV Aerial	Aerial outlets in bedrooms and living room.	n/a
Smoke Detectors	Smoke detectors to meet code requirements.	n/a
<i>Upgrade - Security Alarm System</i>	<i>Clients can upgrade to have a security alarm system installed with 2x sensors and 1x keypad non-monitored.</i>	<i>n/a</i>

PAINTING (all colours Resene)			
Area	Scheme 1	Scheme 2	Scheme 3
Ceilings & Scotia	White	White	White
Skirtings & Window/Door Frames	Quarter Black White	Quarter Black White	Eighth Rice Cake
Doors	Triple Sea Fog	Athens Grey	Eighth Rice Cake
Walls	Half Sea Fog	Half Athens Grey	Rice Cake

CLIENT COLOUR & UPGRADES SELECTON

Van Baarle Place, Lower Hutt

Client:	
Lot Number:	

INTERIOR COLOUR SCHEME SELECTION (no additional cost)

We have created three colour schemes from which you may choose. Each scheme includes:

Carpet	Vinyl	Kitchen Benchtop	Kitchen Cabinetry	Paint Colours
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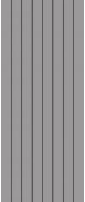







Please see main body of the specification for choices. Please also see actual samples on colour boards.

Note: You must select one scheme in its entirety. It is not possible to mix and match between the schemes (eg you cannot have the carpet from Scheme 1 with all the other options from Scheme 2).





Please tick the Colour Scheme you have selected:

☐ Scheme 1 ☐ Scheme 2 ☐ Scheme 3

OTHER STANDARD COLOUR SELECTIONS (no additional cost)

Item	Product	Colour Selected
Interior doors	<div>Option 1</div>  <div>Option 2</div>  <div>Option 3</div>  <div>Option 4</div> 	Please tick which door design you have selected: <input type="checkbox"/> Option 1 <input type="checkbox"/> Option 2 <input type="checkbox"/> Option 3 <input type="checkbox"/> Option 4
Vanities	White Gloss or Charred Oak.  	Please tick which colour you have selected: <input type="checkbox"/> White Gloss <input type="checkbox"/> Charred Oak
Pendant Lights over Kitchen Island	<div>Option 1</div>  <div>Option 2</div>  <div>Option 3</div> 	Please tick which pendant you have selected: <input type="checkbox"/> Option 1 – Newport Pendant – Brushed Chrome <input type="checkbox"/> Option 2 - Kalma Pendant – White <input type="checkbox"/> Option 3 - Tig Pendant – Black

UPGRADE SELECTIONS (additional costs apply)

Item	Please circle 'Yes' if you want to include this upgrade	Detail of Item Selected	Additional Cost
Insulated Garage Door	Yes / No		\$1,000
Garage carpet	Yes / No	Harrisons 'Shaggy' garage carpet, colour Black.	\$1,200
Carpet – Wool	Yes / No	Glenorchy 48oz 100% wool carpet. Please tick the carpet colour you have selected: <input type="checkbox"/> Scheme 1 - 0905 <input type="checkbox"/> Scheme 2 - 0760 <input type="checkbox"/> Scheme 3 - 0580	\$2,800
Kitchen – Stone Benchtop <i>Note that in choosing a stone benchtop, your sink will change to the undermounted model shown.</i>	Yes / No	Please tick the benchtop stone you have selected: <input type="checkbox"/> Ocean Beach engineered stone  <input type="checkbox"/> Lake Ferry engineered stone  <input type="checkbox"/> Shelly Bay engineered stone  <input type="checkbox"/> Steel Grey granite 	\$5,500
Mirror Demister	Yes / No		\$500
Water Heating - Rinnai Infinity A26	Yes / No		\$2,100
Security System	Yes / No	Security alarm installed with 2x sensors and 1x keypad non-monitored.	\$1,100
		TOTAL COST OF UPGRADES	\$

Client signature:

Date: