

Builders Competitive Housing

Inclusions

Updated May 14

Plans & Specifications site specific*

Deposit required

- * Drainage plan indicative only
- * Electrical plan indicative only

Sub Floor Pack

Priced separately as an ESTIMATE ONLY - Concrete Subfloor/ Timber Subfloor & Sub Floor Fixings etc as well as
Deck Joists & Bearers, fixings for the above & Handrails.

Competitive Kitset House Price is from Bottom Plate Upwards

Pack 1 - To lock up

Frames 90x45 LVL H1.2 SG8 - 2550mm Stud Height
Trusses, Mitek Design SG8 H1.2
Bottom Plate Fixings and Hold-Down Bolts
DPC - 90mm Mirrablack
Nails 90mm Paslode Impulse which Includes Gas Cannisters
Building Wrap - Watertight Plus
Stud Strap - Blue Band 25mmx250m
Staples - Rapid 8mm x box of 2000
Window Tape - Aluband
Lintel & Brace Fixings as required
Ceiling Strapping 68x34mm H1.2
Ceiling Plate 140x34mm H1.2
Random Framing - Dragon ties, Bracing, Jacks etc
Valley Boards
Soffit Framing
Timber Fascia and Barge 200x25mm PP H3

Coloursteel Roofing

ZR8 or Endura 0.40, Includes Fixing, Gutter, Soffit, Barge & Head Flashings, Netting, Underlay, Rivets, Fasteners, Site Measure & Delivered to Site within 50km of our Store.
Additional costs for sea spray areas.



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Aluminium Joinery

Elite or Fairview Brand Windows, Includes Double Glazed Windows but Single Glazing in Garage. Windows are Direct Fixed, High Windzone, Head Flashing, Sill Supports & Angles Included (Where Required), Restrictor Stays Included with All Bathroom/Ensuite & 1st Floor Windows, 19mm PP H3 Grooved Liners (138mm)

All Vision Rails Set at 800mm High, Entry Doors to Open In, Hinged Doors in Laundry/ Garage to Open Out. Garage Door Head Flashings Where Required, Blank offs & Door Stops Included with Sliding & Stacking Doors, Site Glazing Included Where Required, Sliding Door Panel Refit Included Where Required, Door & Window Hardware Included, Delivery to Site Within 50km of One of our Stores. Window height is 2350mm or to soffit height on 20° Roof

Garage Door - Pressed Panel

G2 Colours Includes Door Opener and 2 Remotes and Installation of the Garage Door.

Exterior Cladding as Per Plan * Direct or Cavity fixed - Please confirm on Architectural Design Selection Form.

- * Bricks 70 Series NZ Bricks FOUNDATION Series* Optional Upgrades - No Allowance for Mortar or Sand
- * BGC Nuline Weatherboard 175mm Includes Boxed Corners, Internal Aluminium Corners & Fixings
- * BGC Duragroove Sheets Including Accessories
- * Shadowclad Groove or Texture Including Accessories
- * Zinc / G2 Corrugate and Window Flashings and Accessories
- * Alternative option is the A-Lign Weatherboard system & Trims (Additional cost for the product but savings made on Labour)

Soffit - BGC Durasheet 4.5mm, Jointers & Fixings

Soffit Mould 40mm Bevel H3 PP

Garage Door Trim Ex 200x25 Pre primed H3

75 x 25mm Window Surrounds & Scribes for Windows

Marley Stormcloud Spouting & PVC Downpipe & Fixings

Ceiling Hatch 635 x 535mm

Icon Bath & Shower Mixers, Shower Base, Silicone & Glue & Waste (Shower Linings & Slide Rail Delivered in Pack 3)

Ducting Kit for ML4 3 in 1 Bathroom Heater (ML4 3 in 1 Bathroom unit is supplied in Pack 3)

Frames, Trusses, Roof Pack, Roofing, Windows, Bricks are Delivered Separately



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Insulation *

Knauf R2.6 Wall, R3.2 Ceiling, (Insulation for Internal Garage Walls to Living Area's have been allowed)
(No allowance for Ceiling Insulation over the Garage or External Garage Walls) No Allowance for Installing of Insulation

Wall Linings - 10mm Standard Plasterboard & 10mm Wideline Plasterboard, Wet Area Plasterboard in Bathrooms Area's,
Allowed for Horizontal Fixing to Walls - 1x 1350mm & 1x 1200mm for 2550mm Stud Height
Bracing Plasterboard Allowed where Required.
Plasterboard Supplied in 2400mm Sheets Unless Site Measured by Builder

Ceiling linings -

13mm Standard Plasterboard * Room Lengths Supplied Where Possible
13mm Wet Area Plasterboard in Bathroom Area's.
Plasterboard Supplied in 2400mm Sheets Unless Site Measured by Builder,

Plasterboard Fixings and Glue

Plasterboard Corner Angles (No Allowance for Plasterboard Stopping to Walls & Ceiling)

Prehung 1980mm MDF Smooth Panel Doors on 18mm Flat FJ Pine Jambs
(To be delivered separately, Confirm L or R Hung)

Wardrobe Doors - 2400mm High Mirror Sliding Doors in the Bedrooms allowed on a 18mm Flat Pine Jamb with Aluminium Frame (width to suit opening sizes)

Hallway Cupboards - Std 1980mm High MDF Smooth Panel Sliding Doors allowed on 18mm Flat Pine Jambs (width to suit opening sizes)

Door Handles - Allegion Schlage (choice of Ruben, Jupiter, Tiva, Leonardo or Thea)

Magnetic Catch - Allegion magnetic door catches (pair) SDC18504

Door Stops - Allegion Door Stop Floor Mounted DAX12801CA

Skirting - 60mm Pine, (H3 Pine to Wet Areas)

Architraves - 40mm Pine, (H3 Pine to Wet Areas)

Scotia - 55mm Gib Cove Classic

Impulse Trimmer 50mm (Box of 2000) which Includes Gas Cannisters

Smoke Alarm - Photo Electric with Hush 24/7



Kitchen

Pack as Per Design *Assembled* Flexible Options, White Carcass, Coloured Panel Options are: Icing Sugar, Mocha Latte, Chocanilla and Other Colour Options includes High Pressure Laminate Bench Top, Bow Handles & Soft Close Draws.

Appliances

Parmco SS Under Bench Oven OV-1-6S-8 (DiModa 8 Function Oven),
Parmco SS Ceramic Electric Hob HO-4-6S-CER or Parmco SS Ceramic Gas Hob HO-1- 6S-3GW Parmco SS Canopy - Pyramid (Rangehood) RCAN-6S-500, Ducting Pack 150mm - Soffit DP-D-150 with 3m Aluminium Duct, Parmco Freestanding Dishwasher PD6-PSF-2 (7 Wash Programs), Waste Disposal Greenscene GD-3, Scrap eater waste disposal SE39C Kinetic Kitchen Sink 1. 3/4 Bowl, Sink Mixer icon (all pressure icon 01) Stein Splashback 600x750mm - Choice of Colours are Silver, White, Red or Black

Appliances - Omega Packs

- *Lifestyle Pack 1: 7 Function Oven, 4 Zone Ceramic Cooktop, SS 700M3/hr Range Hood & Freestanding Dishwasher
- *Contemporary Pack 2: 10 function Oven, 4 burner SS Gas Cooktop, 60cm 700M3/hr Max Airflow Rangehood & Freestanding Dishwasher
- *Contemporary Pack 3: 10 Function Pyrolytic Oven, 4 Zone Ceramic Cooktop, 700M3/hr Max Airflow Rangehood & Freestanding Dishwasher
- *Elegance Pack 4: 60cm 14 Function Pyrolytic Oven, Induction Cooktop with Booster, 1000M3/hr Max Airflow Rangehood & 60cm Dishwasher
(with elegance Pack there is an extra cost of \$1000.00 to Pack 1, 2 or 3)

Shower(s) (Sent in Pack 1)

Newline Riviera Acrylic 1015 Round 2 Sided Flat Wall in White & Slide Rail with Main Bathroom includes Shower Base, Mixer, Silicone & Glue & Waste.
Ensuite will either have the same as above or a Sophie Acrylic 2 or 3 Sided Flat Wall in White as stated on the plan

Bath

Maxton 1675mm includes Mixer (Sent in Pack 1), Spout, Waste

Toilet Suite -

Mondella S or P HDC390P/S390 includes Cistern and Cistern Tap

Vanity -

Imola High Gloss floor vanity with v/c top includes Basin Mixer and Waste

Water Heating

27 Litre Rheem Integrity Continuous Flow Gas Water Heater with Controller, Cable & Kitchen or 180 Litre Rheems Main Pressure HWC with Restraint Kit, HWC Tray & RMC Combo Set Mains Pressure - natural or LPG gas



Mirror(s) - Polished Edge to Suit Vanity Size

Heated Towel Rail(s) - 5 Bar Ladder

ML4: Magic Living 4 heat 3 in 1 bathroom heater, Prefitted with heat lamps and energy saving Light Globe

Towel Rings, Toilet Roll Holder(s) - Sahara

Laundry Tub - Robinhood Supertub ST3101

Electrical Fittings -

A Std number of Deta Double Power Points & Single, Double & Triple Vertical Light Switches are allowed for each house as well as Deta Fix Cable Single Vertical Outlet for the Heated Towel Rails,
HPM BT Phone Linea White Outlet, HPM TV Coax Linea White Outlet, Orbit Downlights - Round GU10 White,
HPM Stove Switch x1 & Twin Spot Sensor Light White for Outside the Garage x1

(The Standard Number of the Electrical Outlets/Fittings Varies Depending on the Size of the House & can be Altered to Suit)

This List is a Guide Only

- * Full Inclusion List Supplied Prior to Acceptance*
- * Wastage Has Been Allowed for Careful Use of Materials*
- * Changes to Specifications Will Incur Additional Charges*
- * No Allowance for Floor Coverings*
- * No Allowance for Back of Wall Electrical & Plumbing or Electrical & Plumbing fittings/ fixings for Front of Wall items*
- * No Allowance for Any Meter Boxes - Internal & External (See under Electrical Fittings what Electrical Items have been Allowed*)
- * No Allowance for Any Electrical or Plumbing Work*
- * No Allowance for Painting both Interior or Exterior of House*
- * No Allowance for Any Landscaping* (This can be Priced if a Schedule of Items are Provided)
- * Designs Based on HIGH Wind Zone NO Snow Load* Regional Variations May Incur Addition Charges*
- * No Allowance for Site ENGINEERING or Inspections*
- * No Allowance for BUILDING PERMIT or RESOURCE CONSENT*
- * No Allowance for Waterproofing to Decks, Bathrooms or Ensuite*
- * No Allowance for Installing of Insulation - Pricing is Available on Request*
- * No Allowance for Edge Protection or Scaffolding* (Can Price Edge Protection on Request)

Please Note:

Any Variations to the Products Specified on the Signed Accepted Quote, the Difference in Price will be Charged Separately to your Account as an Extra.



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