

◆ PRELIMINARY & GENERAL

- ✓ Fixed price build contract
- ✓ Site appraisal & concept home design
- ✓ Full set of individually designed plans
- ✓ All construction & liability insurance
- ✓ 10 year Master Builders standard guarantee
- ✓ 10 year structural guarantee
- ✓ 3 month maintenance period
- ✓ Obtaining building consents (Council fees excluded)
- ✓ Built to high wind load & NZS3604
- ✓ Stormwater & sewerage drainage. Allowance of \$5000
- ✓ Underground power/ water/ phone conduit/ temporary power services. Allowance of \$1200

◆ EXTERIOR/STRUCTURE

- ✓ Concrete raft slab engineered for level site & good ground
- ✓ Pine H1.2 framing & trusses 2400mm ceiling height
- ✓ Wall framing: 90x45 H1.2 kiln dried – 2 rows noggs
- ✓ Two storey mid floor: H1.2 joists @ 450cns with Strandboard flooring (H3 flooring to wet areas)
- ✓ **Corona Shake satin roof with angle trims**
- ✓ Colorsteel 125mm O/G spouting & PVC downpipes (unpainted)
- ✓ **Pallside weatherboards or bricks to ground level**
Harmony selection of 70 series bricks with grey mortar from Midland or NZ Brick Distributors
- ✓ **“Fletcher Aluminium” double glazed aluminium windows with colour matched hardware**
- ✓ Front entry door – vertical grooved painted door in aluminium frame
- ✓ **Colorsteel flat woodgrain sectional door with auto opener & 2 remotes**

◆ INTERIOR

- ✓ Premier A Grade insulation R3.2 ceilings & R2.2 external walls (excluding garage)
- ✓ 10mm gib board wall & ceilings linings
- ✓ Gib Aqualine to all bathroom walls
- ✓ Paint quality gib stopping (Level 4)
- ✓ 55mm Classic Gib cove to bedrooms, bathrooms & halls
- ✓ Square stop ceilings to living rooms
- ✓ 40mm pine scotia to garage & cupboards
- ✓ Paint quality MDF doors in pine jambs & 40mm architraves
- ✓ Lever door handles: Windsor “Astron” range – entry & interior doors

- ✓ Miles Nelson chrome door stops
- ✓ Showerwell prefinished vinyl sliders to Wardrobes
- ✓ Showerwell ventilated shelving to wardrobes & cupboards
- ✓ Pine skirtings – 60x10mm

◆ KITCHEN

- ✓ **Benchtops: Diamondstone 20mm engineered stone (600 deep)**
- ✓ Cabinetry : Coloured Melamine laminate with PVC edging & selection of cabinet handles
- ✓ Coloured glass splashback to hob
- ✓ Regency stainless steel bowl & drainer (1000x500) cut out
- ✓ Paffoni Stick series chrome sink mixer
- ✓ **5 year warranty on cabinetry**
- ✓ **Lifetime warranty on Blum cabinet hinges & drawer runners**

◆ KITCHEN APPLIANCES

- ✓ Smeg SS wall/underbench fan oven
- ✓ Baumatic SS ceramic cooktop
- ✓ Smeg SS 900mm canopy rangehood
- ✓ Smeg SS dishwasher
- ✓ ISE45 in-sink-erator waste disposal

◆ BATHROOM/LAUNDRY

- ✓ St Michel Riva 900w woodgrain vanities – floor or wall hung
- ✓ Paffoni Stick series basin mixer
- ✓ 900mm high Mirror over vanities
- ✓ Showerwell acrylic shower with “Designer” glass chrome door, chrome waste & shower caddy
- ✓ Paffoni Stick series shower mixer & Majorca 3 jet slide shower
- ✓ Clearlite Roca Contessa 1700mm acrylic bath with 300 high tiled splash surround
- ✓ Paffoni Stick series bath mixer & separate bath spout
- ✓ Onda back to wall toilet suite with soft close seat
- ✓ **6 bar SS ladder heated towel rails**
- ✓ Chrome bathroom accessories
- ✓ Manrose 3in1 heat, light fans to bathrooms
- ✓ Robinhood Supertub to laundry ST3701

◆ DECORATION

- ✓ 3 Hr consultation with colour consultant
- ✓ Premium Wattyl & Taubman paints
- ✓ Palette of three colours throughout house interior and garage
- ✓ Carpets: Wool blend or solution dyed nylon from the Harmony Country range on 10mm premium underlay
- ✓ Tiles: to kitchen, bathrooms, separate laundry & entry floors including 100mm tile skirting (\$35m² tile allowance at wholesale price)

◆ ELECTRICAL

- ✓ Generous overall electrical allowance
- ✓ LED recessed downlights throughout
- ✓ Underground power/water/phone conduit/temporary power services Allowance of \$1200
- ✓ Individual pre-planned design for your home
- ✓ **1 hour on site electrical consult & walk through**
- ✓ Exterior bulkhead lights to entry & all exterior doors & sensor/spotlight to garage
- ✓ PDL 600 series powerpoints & light switches
- ✓ Sky digital prewire (excludes satellite & subscription)
- ✓ 2x TV jackpoints & 1x Sky jackpoint
- ✓ 4x phone points
- ✓ 2 way switches to hall/stairwells
- ✓ Double power points throughout – 3 to living, kitchen, family & master bedroom – 2 to other bedrooms & study
- ✓ Manrose 3in1 heat/light fan to bathroom
- ✓ **6 bar SS ladder heated towel rails**
- ✓ Alarm prewiring
- ✓ Arlec 9V smoke detectors

◆ HOT WATER SYSTEM

- ✓ Rinnai Hotflow 180 litre mains pressure exterior grade cylinder
- ✓ 2x exterior hose taps

◆ CLEANING

- ✓ All rubbish removed from site during construction & completion
- ✓ Your home professionally cleaned inside & out for handover

◆ Additional items you may need to consider & budget for

- ✓ Professional reports – site surveying & topographical plans, Geotechnical, Arborist, drain video & town planning reports
- ✓ Site clearance, excavation, retaining & construction access
- ✓ Services upgrades, water tanks, septic systems, power plinth, public drains
- ✓ Scaffolding
- ✓ Sea spray zone & very high wind zone upgrades
- ✓ Window dressings, alarm system, fridge, washing machine & dryer
- ✓ Drives, patios, fences, decks, landscaping, letterbox & clothesline
- ✓ Council fees – building & resource consents, development contributions, water connection or meter costs