

Single Level Living – Specifications

Fixtures and Fittings for Delamain Single Story

General:	Guarantees:	7-Year Master Build Guarantee
	Insurances:	Builders All Risk and Public Liability
	Foundation:	Concrete 20mpa
	Floor Slab:	Concrete 100mm. Finished Floor Height to be 250mm maximum above natural ground level. 665 Mesh.
	Framing:	90x45&90x35 Kiln Dried Pine & Treated as per NZBC
	Ceiling Battens:	16mm Clipped Rondo Ceiling Battens
	Trusses:	Kiln Dried Pine
	Insulation:	R2.6 Wall Batts, R3.6 Ceiling Batts excluding garage
	Internal Lining:	Standard 10mm Gib-board Aqualine (Bathroom and Ensuite)
	Gib Stopping:	Grade 4 Paint Finish
	Gib External Corners:	Gib Softline
	Painting:	Ceilings, Flat Finish; Walls and Exterior, Low Sheen Finish; Doors, Reveals, Bathrooms, Satin Enamel Finish; All Dulux Tradeline. 4 Colours from a White Base
	Flashings:	Colorsteel
	Soffit Linings:	Hardiflex 4.5mm
	Cladding:	50mm lightweight concrete panel Service area wall included.
	Render:	Selected Plaster Finish
	Feature Claddings:	N/A
	Head Boards:	N/A
	Windows/Doors:	Powder Coated Aluminium, Double Glazed (excluding Garage), Colour Matched Hardware, Double Tongue Latches. Selected Obscure glass to wet areas. Electrically opening skylights
	Roof:	Coloursteel Tray Roofing
	Fascia, Gutter:	Coloursteel
	Front Door:	Aluminium Frame, Solid Core paint grade door with sidelight.
	Garage Doors:	Coloursteel Sectional Flat Panel Door & Opener with two Remotes

Single Level Living – Specifications

Fixtures and Fittings for Delamain Single Story

Interior:	Doors:	MDF Flush Panel MDF Paint Finish MDF Sliders to Wardrobes.
	Hardware:	Astron by Windsor Lever sets (2 privacy) Astron by Windsor Pull Handle Set with roller bolt (Front Door) Miles Nelson Satin 203 Door Stops Aluminium Satin Chrome Hinges
	Kitchen:	Grey Granite Tops, Stainless Steel Insert, Pre-finished Doors, 2mm P.V.C to all Edges, Satin Chrome Handles
	Tapware:	Echo Minimalist Sink Mixer
	Skirting:	60x12 Bevelled MDF.
	Shelving:	Melamine Shelving
	Interior Design:	Colour Consultation Included
	Flooring:	Tiles:
Timber Floor:		Haro Range Engineered Timber Floor. Beech.
Carpets:		Godfrey Hurst Selkirk Range, Underlay and Laying Supplied
Wall Tiles:	Wall Tiles:	One Row 300mm above Vanities
	Hob Splashback:	Satinlite Glass (with Holes and Domes)
Electrical:	Lighting:	PDL 600 Series. White downlights
	Door Bell:	Included
	Oven:	Fisher & Paykel Classic Double Wall Oven 600mm OB60BCEX1 S/S
	Hob:	Fisher & Paykel CG603WFC S/S Gas Hobb
	Dishwasher:	Fisher and Paykel Integrated double dish drawer DD605I
	Rangehood:	Robinhood 900mm Tempest S/S
	Bathroom:	Extractor Fan, Chrome Heated Towel rail and Scope Bathroom heater
	Heating:	Mitsubishi 6kW Heatpump Undertile Heating to Ensuite and Bathroom
	Waste Disposal:	Emerson E20
	Telephone Jacks:	Included x 3
	T.V Jacks:	Included x 3
	Alarm:	Included
	T.V Aerial:	Included

Single Level Living – Specifications

Fixtures and Fittings for Delamain Single Story

Plumbing:	Laundry:	Formica Tops, Stainless Steel Insert, Pre- finished doors.
	Hot Water:	Rinnai XR 26 Gas Water Heater
Ensuite:	Showers:	Reptiles RAK Range tiled shower with Prestige Frameless Glass Door.
	Toilet:	Kyo Roca Zoom Back to Wall Suite Synergy Toilet Roll Holders Chrome
	Vanity:	500mm Wall Hung Michel Cesar Soho Vanity. Vitreous China Top
	Tapware:	Echo Minimalist Range: Slide shower, shower mixer, and basin mixer
Bathroom:	Showers:	Reptiles RAK Range tiled shower with Prestige Frameless Glass Door.
	Toilet:	Kyo Roca Zoom Back to Wall Suite Synergy Toilet Roll Holders Chrome
	Vanity:	500mm Wall Hung Michel Cesar Soho Vanity. Vitreous China Top
	Tapware:	Echo Minimalist Range: Slide shower, shower mixer, and basin mixer
	Mirrors:	2 x to fit Vanities 750mm high
Exterior:	Exterior Plumbing:	2 x taps Rectangular Colorsteel Down Pipes
	Exterior Lighting:	In Electrical P.C
Landscaping:	Patio:	Exposed aggregate
	Driveway:	Exposed Aggregate
	Service:	Plain Grey Concrete
	Ready lawn:	Supplied
	Boundary Fencing:	1.8m Paling Fence
	Feature Fencing:	Rural Style Timber and Rail (Stained Black)
	Clothesline:	Hills Foldaline
	Letter box:	Box Design Urban Supplied