



Specification

Lot 309 Portmore Place
Grenada

29 August 2017

SPECIFICATION PAGE 2

Foundation:	Ground floor will be 100mm concrete slab with a steel float finish as per plan detail, Expol Tuff-pod system
Exterior Cladding:	Pre-primed beveled back pine weatherboards and JH Stria cladding as per plan
Roof:	Gerard colour steel metal roof tiles.
Guttering & Downpipes:	Coloursteel spouting and white PVC downpipes.
Garage Door:	Sandon textured sectional garage door. Merlin PowerAce MT60 automatic opener with two remotes & one wall button
Windows & Exterior Doors:	Aluminum joinery as per plan. Double glazed to all windows & doors except for garage. Aluminum front door in aluminum frame.
Interior Linings:	10.0mm standard Gibraltar board, 10mm Aqualine to bathrooms. Level 4 Winstone finish.
Interior Insulation:	Insulation to walls R2.2 and to ceilings R3.2
Interior Doors and Jambs:	Standard flush panel paint quality doors in paint quality jambs. Doors to entry/dining and dining/living to be Hallmark flush panel with glazing option 3.
Ceiling Linings:	10.0mm Gibraltar Board with a paint finish, 10mm Aqualine to bathrooms
Skirting:	Pine 60mm x 10mm single bevel architrave
Scotia:	55mm gib cove classic. All wardrobe/cupboards to have MC40 MUF bevel cornice.
Door Hardware:	Sylvan Denver lever range (satin chrome)

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Hot Water System:	Rinnai Infinity 26 litre.												
Gas Central Heating:	Braemar TQ Series furnace as per plan. Some venting ducts will be boxed into wardrobe or cupboard areas.												
Bathroom Fittings	<p>Bathroom: Vanity to be MIA wall hung, single drawer white base with an 80mm composite white top. W/C to be Astivita Utah toilet suite. Englefield Valencia shower or similar. Englefield studio bath or similar. Heated towel rail chrome. EDM – 300C extractor fan unit.</p> <p>Ensuite: Shower to be Englefield Valencia shower or similar. Vanity to be MIA wall hung single drawer white base with an 80mm composite white top. W/C to be Astivita Utah toilet suite. EDM – 300C extractor fan unit. Heated towel rail chrome.</p> <p>Sep W/C: W/C to be Astivita Utah toilet Suite. Vanity to be Newtech Rakaia white (or similar).</p>												
Kitchen:	Kitchen as per kitchen plan. Kitchen bench to be Russell Properties standard granite range. (Note: granite stone is a natural product; colour may vary from office samples) Scullery bench to be standard Formica. Joinery to be Bestwood or Melteca standard range. Handles standard Elite hardware range.												
Appliances:	<p>Appliances:</p> <table><tr><td>Oven:</td><td>BOSCH HBA23B151A x 2 ovens</td></tr><tr><td>Hob:</td><td>BOSCH PCT9A5B90A (6 burner)</td></tr><tr><td>Extractor:</td><td>Robinhood RWE3CH9SS</td></tr><tr><td>Splashback:</td><td>Low iron painted glass</td></tr><tr><td>Insinkerator:</td><td>ISE E20+</td></tr><tr><td>Dishwasher:</td><td>BOSCH SMU50E75AU</td></tr></table>	Oven:	BOSCH HBA23B151A x 2 ovens	Hob:	BOSCH PCT9A5B90A (6 burner)	Extractor:	Robinhood RWE3CH9SS	Splashback:	Low iron painted glass	Insinkerator:	ISE E20+	Dishwasher:	BOSCH SMU50E75AU
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Tapware:	<p>Kitchen: Plumblin Eco ES3010 sink mixer chrome.</p> <p>Vanities Plumblin Eco ES1560 basin mixer chrome</p> <p>Shower: Plumblin Eco ES2083 mixer chrome</p> <p>Shower slide: Plumblin Eco 786705 round slide rail chrome</p> <p>Bath: Plumblin Eco mixer with wall spout chrome</p> <p>Two exterior taps to be provided</p>												

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Laundry: Aquatica Laundra Centro Supertub

Electrical: As per electrical plan. Please note if client supplied own light fittings for feature lights the electrician will charge the client directly to install.
Cat 6 Networking cable installed through out

Miscellaneous Items

Carpet to be selected from the standard Norman Ellison carpet range. Underlay Nuplex Formx 8mm 70kg. Garage carpet to be Autex Raider colour Tornado.

Note, as carpet rolls are in 3.6m lengths there will be some noticeable joins in room

Tiles to entrance, kitchen, sep w/c, bathroom and ensuite as per plan P.C sum for tiles are \$45.00 incl GST selected from Tile Warehouse. Tile colour may differ from office sample batch.

Under floor heating to bathroom and ensuite

One row of white tiles to top of bath with chrome trim.

Russell Properties standard wardrobe system is included for wardrobes. Linen cupboard to have three shelves other cupboards to be left void.

A DSC alarm with 1 keypad and detectors.

Toilet roll holders x 3 and mirrors for above vanities are included x 2.

Devon Cottage clothesline or similar.

Letterbox will be provided.

A door bell to the front door.

Fencing as per plan

Balance to flat area of site to be top soil with sprayed "Seed On Earth" grass seed

Driveway to be exposed concrete as per plan.

Patios to be coloured scribed concrete as per plan.

NOTES

Resene paint to be chosen for all interior and exterior colours. Exterior paint to have an LRV rating of 45 or over. Painted feature walls will be charged as an extra to this contract. Dark or light interior colours may incur an extra charge to this contract. No more than four colours to be selected.

The foundation at the garage door is rebated so that the door sits down on the driveway to prevent wind/rain driving under door. However, there may be a 5mm gap at side/ground level of door, but this will not be a weather tightness issue.

Russell Properties Ltd reserves the right to alter the specifications and plans to allow for spatial impracticalities including but not limited to, shower types/sizes and vanity types/sizes.

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NOTES

PERMITTED VARIATIONS:

Only the following variations are permitted:

Electrical

As per electrical plan. Some changes are permitted if the schedule time allows.

Kitchen

As per kitchen plan. Some changes are permitted if the schedule time allows.

Floor Coverings

Please discuss any changes to floor coverings when you are choosing your interior colours.

Appliances

A list of the available appliance upgrades is available on request.

Landscaping

Please discuss any changes when you are choosing your interior colours. No additional retaining walls will be priced.

Administration Fees

As per the Special Conditions an Administration Fee of \$150 plus GST will be charged on each of the above categories if a variation is made.

N.B. The above variations are the only changes permitted. There will be no other changes including changes to frames, interior doors, insulation and plumbing fittings.

Colour Selections

Colour selections are not treated as variations. There will be one meeting with our colour consultant to select the exterior weatherboard colour if the paint has not been purchased for up to 1 hour. (N.B. no changes are possible for windows, roof garage door, spouting & bricks) and a second meeting to select interior colours if the respective items have not been ordered for up to 1.5 hours (any additional colour consultant time will be charged at \$75.00 per hour).

PLEASE CONFIRM THAT YOU HAVE READ AND UNDERSTOOD THE ABOVE NOTES ON THE PERMITTED CHANGES.

SIGNED BY THE PURCHASER