

RUSSELL PROPERTIES LIMITED

Specifications

**Lot 176 Atherton Terrace
Churton Park**

The Takahe Home Package

17 April 2020

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STRUCTURAL AND EXTERIOR PRODUCTS:

Foundation:	Engineered Expol Tuff-pod system. Ground floor will be concrete slab with a steel float finish as per plan.
Exterior wall cladding:	Pre-primed beveled back pine weatherboards finished in Resene paint with LRV greater than 45%.
Roof cladding:	Coloursteel Endura Corrugate roof cladding.
Guttering & Downpipes:	Coloursteel spouting and white PVC downpipes.
Garage Door:	Sandon textured sectional garage door. Merlin Commander Essential MS65 MYQ automatic opener with two remotes & one wall button (located on interior garage wall)
Windows & Exterior Doors:	Aluminum window joinery as per plan. Double glazing to all windows & glass doors (excluding garage which will be single glazed). Aluminum front door in aluminum frame Parkwood FVSM.
<u>INSULATION:</u>	Insulation to walls R2.2 batts and to ceilings R3.2 batts

INTERIOR FINISHES:

Wall linings:	10mm standard Gibraltar board (or as per bracing plan), 10mm Gib Aqualine to bathrooms. Level 4 Winstone finish. Painted in Resene colours
Ceiling Linings:	10mm Gibraltar Board with a paint finish, 10mm Gib Aqualine to bathrooms
Skirting:	Pine 60mm x 10mm single bevel architrave, painted.
Scotia:	Gib cove classic 55mm (excluding wardrobes/cupboards). MC40 MUF bevel cornice in wardrobes and cupboards.
Interior Doors and Jambs:	Standard flush panel paint quality doors in Jambs (painted)
Door Hardware:	Schlage Regent Series lever range (satin chrome finish)

HOT WATER SYSTEM:

Rinnai Gas Infinity 26 litre

GAS CENTRAL HEATING:

Braemar TQ Series furnace as per plan (venting ducts may be boxed into wardrobe or cupboard areas where necessary).
Two zoned areas: zone one downstairs, zone two upstairs.

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KITCHEN:

- Kitchen design: as per kitchen plan attached (may be altered if time permits).
- Kitchen bench: Granite or composite stone bench, 30mm thick, chosen from Russell Properties Ltd standard granite/stone range. (Note: Granite colours may vary from the samples in our colour room as granite is a natural stone)
- Scullery bench: Granite or composite stone bench to match kitchen, 30mm thick, chosen from standard range.
- Kitchen Joinery (cabinets and draws): Bestwood or Melteca finish chosen from standard range in our colour room.
- Joinery Handles: Elite hardware – chosen from RPL range in colour room.
- Kitchen sink: undermounted in granite bench, 3 options:
 - Mercer Prima (1 & ¾ bowls) EC207-R,
 - Mercer Bristol (1 & 1/2 bowls) DV201-R, or
 - Mercer Chelmsford (1 & ¾ bowls) DV303-R
- Scullery sink: undermounted in granite bench, 2 options (to match kitchen sink):
 - Mercer Bella, single bowl EC107, or
 - Mercer Essex, single bowl DV102
- Tapware and mixer:
 - Tap mounted in bench (kitchen and scullery), choice of 2 standard taps:
 - Plumblin Metro (753325) (chrome finish), or
 - Plumblin Tube (chrome finish).
 - Upgrade cost for Metro Flexi spout tap and mixer (chrome finish).
- Appliances:

Ovens:	BOSCH HBF133BS0A x 2 ovens
Gas hob:	BOSCH PCT9A5B90A (6 burner)
Extractor:	Belling 90cm BRHCF9BLS
Insinkerator:	ISE E20+ (positioned in smaller bowl in kitchen)
Dishwasher:	BOSCH SMU50E75AU
- Air switch for insinkerator: mounted in kitchen bench
- Splash back: Low iron painted glass (size 750x900mm), upgrades available
- Fridge water feed and valve is provided to the fridge space

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BATHROOMS & ENSUITE:

Ensuite:

- Vanity: MIA wall hung vanity with an 80mm composite top and cabinet with a single drawer (choice of 3 colours)
- W/C (toilet): to be Caroma Stylus Clark wall face toilet suite.
- Shower: Atlantis Splash (walls and base to be tiled)
- Towel rail: Heated 5 bar ladder towel rail (in chrome finish).
- Fan: EDM – 300C extractor fan unit.
- Mirror above vanity included, toilet roll holder included.

Bathroom upstairs:

- Vanity: MIA wall hung vanity with an 80mm composite top and cabinet with a single drawer (choice of 3 colours)
- W/C (toilet): to be Caroma Stylus Clark wall face toilet suite.
- Shower: Englefield Valencia Metallic frame (acrylic base & walls).
- Bath: Englefield Studio II Rectangular Spa bath or similar.
- Towel rail: Heated 8 bar ladder towel rail (chrome finish).
- Fan: EDM – 300C extractor fan unit.
- Mirror above vanity included, toilet roll holder included.

Bathroom downstairs:

- Vanity: MIA wall hung vanity with an 80mm composite top and cabinet with a single drawer (choice of 3 colours)
- W/C (toilet): to be Caroma Stylus Clark wall face toilet suite.
- Shower: Englefield Valencia Metallic frame (acrylic base & walls).
- Towel rail: Heated 5 bar ladder towel rail (in chrome finish).
- Fan: EDM – 300C extractor fan unit.
- Mirror above vanity included, toilet roll holder included.

Tapware Bathroom:

- Vanity taps: Plumblin Eco ES1560 basin mixer (chrome finish)
- Shower mixer: Plumblin Eco ES2083 mixer (chrome finish)
- Shower slide: Plumblin Eco 786705 round slide rail (chrome)
- Bath mixer and spout: Plumblin Eco mixer with wall spout (chrome)

Wall Tiling (bathroom upstairs & ensuite):

- Wall tiles to be selected from CHL range in colour room.
- Wall tiles in ensuite and upstairs bathroom will be laid up to window ledge.
- Floor tile or selected wall tile to front of bath.

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FLOORING:

Carpet:

- Norman Ellison carpet for living areas, bedrooms and hallways and to be selected from standard range in CHL colour room.
- Carpet underlay Nuplex Formx 8mm 70kg.
- Note, as carpet rolls are in 3.6m lengths there may be some noticeable joins in some rooms.
- Garage carpet: Autex Raider - colour Tornado.

Wood Laminate flooring:

- Flooring in the family, dining to be Karndean Quickstep laminate flooring chosen from the range in RPL colour room.

Floor Tiling:

- Tiles to entrance, kitchen, scullery, bathroom downstairs, bathroom upstairs, ensuite
- Floor tiles must be selected from the RPL range in colour room (note: tile colour may differ slightly from batch to batch).
- Tiles are available various sizes. The 300 x 600mm tile is laid stack bond style. (i.e. laid in straight lines, so the grout lines look like a grid).
- Our contracted tiler will decide which direction rectangle tiles should be laid on site.
- Underfloor heated tiles in bathrooms x 2 and ensuite

LAUNDRY:

- Aquatica Laundra Centro Tub (taps and mixer included)
- N. B. This is not as per the Takaha New Home Brochure as there is not enough room to allow for the Takahe laundry package.

WARDROBES & CUPBOARDS:

- Wardrobe shelving: Russell Properties standard wardrobe system
- Linen cupboard to have three shelves
- Other cupboards to be left void.

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ELECTRICAL:

- Electrical fittings as per electrical plan
- LED Interior downlights
- Cat 6 Networking cable installed through-out.
- USB points in Bedroom 1 (x2), study and family area
- TV points in Living room, Family room and in Bedroom 1
- Phone points in bedrooms and kitchen or family room
- Double power points as per electrical plan
- Three pendant lights over breakfast bar (from standard range).
- LED Exterior lights (with sensor lighting to front of house)
- House security alarm, DSC alarm with 1 keypad and detectors.
- Exterior doorbell
- Underfloor heating to ensuite and 2 x bathrooms (upstairs and downstairs)
- Heated towel rails (see bathroom/ensuite specifications).

LANDSCAPING:

- Devon Cottage clothesline or similar.
- Letterbox will be provided and installed.
- Fencing as per plan.
- Balance to flat area of site to be top soil with sprayed "Seed On Earth" grass seed (owner to water and maintain grass from handover date).
- Driveway and Patios as per landscape plan.
- Two exterior taps will be installed where practical.

TOPSOIL:

If your site is filled and the ground is held by a timber retaining wall, then the topsoil above the wall may settle during the first year of possession, due to the settlement of the fill beneath. Russell Properties Limited will not be liable for rectifying or replacing any material or structure above this wall which has been affected by movement.

MISCELLANEOUS ITEMS:

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.

PERMITTED VARIATIONS AND UPGRADES:

Variations and upgrades are allowable as per the Russell Properties Ltd. "New Home Selection Guide. All product and colour decisions must be finalised and signed off by client by the **Critical Deadline Date, being 26 June 2020.**

PLEASE ALSO CONFIRM THAT YOUR AGENT HAS DISCUSSED WITH YOU THE CONTENTS OF THE "NEW HOME SELECTION GUIDE – THE TAKAHE HOME PACKAGE" SO YOU ARE AWARE OF THE COLOUR SELECTION PROCESS AND THE PERMITTED VARIATIONS AVAILABLE TO YOU.

SIGNED BY THE PURCHASER(S)