



Specifications

**Lot 176 Gayle Way
Grenada**

The TUI Home Package

21 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:	Gerrard metal tile 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.

INSULATION: 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). One Zone Heating.

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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 standard granite/stone range. (Note: Granite colours may vary from the samples in our colour room as granite is a natural stone)
- Scullery bench: Formica or Wilsonart Laminate bench top, chosen from our standard range of laminates.
- 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: over mounted in granite bench:
 - Burns & Ferral Omega – OMB125 sink (one & half bowls with drainer)
- Scullery sink: over mounted in laminate bench:
 - Mercer Bella, single bowl EC107
- Tapware and mixer: Tap mounted on sink:
 - Plumblin Metro (753325) (chrome finish)
 - Scullery Plumblin Metro or Eco ES1560 (chrome finish) depending on space
- Appliances:
 - Oven x 1: BOSCH HBF133BS0A
 - Gas hob: BOSCH 75cm, 5 burner, PCR7A5B90A
 - Extractor: Belling 90cm BRHCF9BLS
 - Insinkerator: ISE E20+ (positioned in smaller bowl in kitchen)
 - Dishwasher: BOSCH SMU50E75AU
- Air switch for insinkerator: mounted on wall with standard sink
- 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: Englefield Valencia, metallic frame, acrylic walls and base.
- 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:

- 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 Styles Clark wall face toilet suite.
- Shower: Englefield Valencia, metallic frame, acrylic walls and base.
- Bath: Englefield rectangular Studio bath.
- Towel rail: Heated 8 bar ladder towel rail (chrome finish).
- Fan: EDM – 300C extractor fan unit.
- Mirror above vanity included, toilet roll holder included.

Separate WC:

- W/C (toilet): to be Caroma Stylus Clark wall face toilet suite.
- Vanity: Rakaia Vanity or similar, Ceramic top, gloss white doors

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)
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Wall Tiling (bathrooms & ensuite):

- One row of wall tiles above bath and vanity in ensuite and bathroom. Mirror positioned on top of vanity tiles.
- Floor tile or selected wall tile to front of bath.
- All bathroom tiles to be selected from RPL range in colour room.

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FLOORING:

Carpet:

- Norman Ellison carpet for living areas, bedrooms and hallways - to be selected from standard range in RPL 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.

Floor Tiling:

- Tiles to entrance, kitchen, scullery, bathroom, ensuite and laundry
- Underfloor heated tiles in ensuite and bathroom.
- 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.

LAUNDRY:

- Aquatica Laundra Centro Tub (taps and mixer included)

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 (selected from standard range).
- LED Exterior lights (with sensor lighting to front of house)
- House security alarm, DSC alarm with 1 keypad and detectors.
- Exterior wireless doorbell
- Underfloor heating to tiles in ensuite and bathroom
- 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.

LAWN:

As per the Landscape Plan in this Agreement, there is an area marked "Top Soil with SOE Grass". SOE or Seed On Earth hydroseeding is a process of mixing grass seed, fertilizer, tackifier and wood or paper mulch with water, then spraying onto the topsoil.

However, as the lawn is a living thing it's growth depends on many variables such as water, sunlight, fertilizing, lawn mowing, weed control and pest control. Due to these variables Russell Properties Limited is unable to provide a warranty for your lawn.

If you choose to undertake your own landscaping/lawn, we can provide a credit for the grass seed and/or topsoil. **Please note, that as per the covenant on your title, all landscaping is required to be completed within one year of settlement.**

We also recommend engaging After Care Lawn Expert for care of your lawn from a fully qualified expert.

OTHER:

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 30 OCTOBER 2020.**

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PLEASE CONFIRM THAT YOUR AGENT HAS DISCUSSED WITH YOU THE CONTENTS ON PAGE 6 OF THIS SPECIFICATION.

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

ALSO CONFIRM THAT YOU UNDERSTAND THAT THE CRITICAL DEADLINE DATE WILL NOT BE CHANGED.

SIGNED BY THE PURCHASER(S)