



Specification

Lot 327
Stony Hill Place
Grenada

4 November 2016

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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.
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/living and entry/family to be 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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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, laundry, sep wc, 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.

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.

Devon Cottage clothesline or similar.

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

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 aggregate 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

Variations

The following variations are permitted:

Electrical

As per electrical plan. No changes permitted.

Kitchen

As per kitchen plan. No changes permitted.

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).