



Specifications

**Lot 62 Farnworth Terrace
Churton Park**

EXECUTIVE HOME

08 August 2019

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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 PowerAce MT60 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 (x 2)

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 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 Alto wall face toilet suite.
- Shower: Atlantis Harmony Easy tile shower.
- 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 Alto wall face toilet suite.
- Shower: Atlantis Harmony Easy tile shower.
- Bath: Englefield Studio II Rectangular Spa bath or similar.
- Towel rail: Serene heated 7 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 Alto wall face toilet suite.
- Shower: Englefield Valencia shower with chrome edges.
- 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 (bathrooms & ensuite):

- Wall tiles to be selected from RPL 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 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.

Wood Laminate flooring:

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

Floor Tiling:

- Tiles to entrance, 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 and ensuite (not separate WC's)

LAUNDRY:

- Laundry designed with Formica bench and white melamine cabinetry as per RPL standard plan.
- Tub (top mounted) and laundry tap positioned into Formica bench.

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.

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 – for Executive Homes". All product and colour decisions must be finalised and signed off by client by the **Critical Deadline Date, being 23/09/19.**

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)