



Specifications

**Lot 855 Rochdale Drive
Churton Park**

The Takahe Home Package

2 July 2021

SPECIFICATION - Page 1

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%. With vertical double shiplap, as per plan.

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.

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.

SPECIFICATION - Page 2

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,
- 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 SMU2ITS01A
- 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

SPECIFICATION - Page 3

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, sliding door, tiles walls & 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 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: Atlantis Splash, hinged door, tile walls and base.
- Bath: Plumline Progetto Tondo freestanding 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.

Ensuite 2:

- 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, hinged door, tile 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.

Tapware Bathroom:

- Vanity taps: Plumline Eco ES1560 basin mixer (chrome finish)
- Shower mixer: Plumline Eco ES2083 mixer (chrome finish)
- Shower slide: Plumline Eco 786705 round slide rail (chrome)
- Bath mixer and spout: Plumline 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 x 2 and upstairs bathroom will be laid up to window ledge.

SPECIFICATION - Page 4

FLOORING:

Carpet:

- Jacobsen carpet for living areas, bedrooms and hallways and to be selected from standard range in RPL colour room.
- Carpet underlay Strongbond Royal Opal 10mm 90kg.
- 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 to be Karndean Quickstep laminate flooring chosen from the range in RPL colour room.

Floor Tiling:

- Tiles to entrance, bathroom, ensuite 1 and ensuite 2.
- 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 ensuites x 2

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.
- Tiles to wall above bench to be white subway with misty grey grout.

WARDROBES & CUPBOARDS:

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

SPECIFICATION - Page 5

ELECTRICAL:

- Electrical fittings as per electrical plan
- LED Interior downlights
- Cat 6 Networking cable installed through-out.
- USB points in Bedroom 1 (x2), 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).

ELECTRICAL CHANGES:

A total of 10 (ten) electrical fitting changes from the electrical plan included in the Agreement are permitted. This includes upgrading, adding, or moving of electrical fittings.

N.B. The above changes will be done on one singular variation at one time, prior to the Critical Deadline Date.

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 grass seed.
- 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.

SPECIFICATION - Page 6

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.

LAWN:

As per the Landscape Plan in this Agreement, there is an area marked "Top Soil and Hydroseeding" which 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 _____**. If there are any variations processed after the Critical Deadline Date, then there will be a \$287.50 Incl. GST processing charge, per variation item.

SPECIFICATION - Page 7

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 TAKAHE 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)