

Specifications for Advantage Range Homes



ITEM	DETAIL OF INCLUSIONS
Plans	Architecturally designed plans specified to a High Wind zone and Exposure Zone C. Consent-ready plans including site specific setout (once known) Compliant for H1 for all Climate Zones
Guarantee	Master Builder 10 year Guarantee
General included	Site inspection, Consent lodging, Project Management, Contracts Insurance, Code compliance*
Floor	Standard NZS 3604 Timber or Concrete
Framing	90 x 45 SG8 H1.2 Radiata Pine
Framing and Trusses	Pre-cut structural and internal farming
Aluminium Joinery	Altus Double Glazed Low E glass windows and doors with 19mm pine reveals
Roof Cladding	Colorsteel Endura Corrugate or 6 Rib as per plan
Fascia, Gutter, Downpipes	Colorsteel fascia, Metal Quad gutters and Downpipes
Soffits	Hardiflex fibrous cement sheet, pre-primed and painted
Cladding	Colorsteel Versatile Superclad or Vertical Corrugate as per plans
Ceiling Frame	Rondo Ceiling Battens
Insulation	Roof: R7 insulation batts - R3.6 to perimeter roof as necessary Walls: R2.8 insulation
Interior Linings	10mm Gib Walls and 13mm Gib Ceilings, Aqualine to wet areas gib, plastered to a paint finish Bevelled 60mm MDF skirting
Stud height	2.420m as per plans
Painting	All walls and ceilings painted to a level 4 finish. Dark colours attract an additional cost
Wall/Ceiling Finish	Square stop plastered

Internal Doors	MDF grooved jamb with flush panel door 1980 high - width as per plans
Door Hardware	Lockwood Velocity 'Element' Lever handle Chrome
Shower (shape and size as per plan)	<p>Clearlite Sierra Square 2 sided pivot door moulded wall shower 1000 x 1000 or 900 x 900</p> <p>Clearlite Cezanne 1000 x 1000 Rounded shower with slider doors, moulded cnr and chrome trim</p> <p>Clearlite Sierra 3 sided 1000 x 1000 pivot door moulded wall shower</p>
Toilet	Newtech Casalino Compac
Handbasin (Adv 30)	Newtech Venice Junior W/H 2 door cupboard 500mm 7 x colours - gloss white default
Vanity (Adv 50, 60, 65, 70, 80 - size as per plan)	Newtech W/H Citi Vanity 750mm or 900mm Single Drawer Stonecast basin 7 x colour - gloss white default
Mirror (to match vanity width)	Newtech Westfield Rectangle Mirror 500mm, 750mm, 900mm
Towel Rail/Toilet roll holder	Newtech heated towel rail. Toilet roll holder
Laundry Tub	<p>Robinhood supertub slim with gooseneck tap (As per plan)</p> <p>Robinhood supertub std with gooseneck tap (As per plan)</p>
Tapware	<p>Vanity basin Mixer: Methven Echo Minimalist Tap</p> <p>Shower Mixer: Methven Echo Minimalist Mixer</p> <p>Shower Slide: Methven Echo Minimalist Mains Pressure Slide shower</p> <p>Kitchen Tap: Methven Echo Minimalist Gooseneck Tap</p> <p>Outside tap as per plans</p>
Hot Water Cylinder	Rheem 135lt or 180lt (as per plans). Upgrade to gas available
Kitchen	<p>Mastercraft kitchen design as per plans</p> <p>Melamine 16mm joinery with softclose drawers and cupboards. Standard colour options. Single bowl sink insert with drain board on a laminate 37mm benchtop with tight roll edge. Several colour choices and handle options</p>

Appliances	Hob: Ceramic 4 burner cooktop Fisher and Paykel CE604CBX2 (2 burner Haier HCE302TB3 for Advantage 30) Oven: Underbench Fisher and Paykel Oven OB60SC7CEX2 Rangehood: Canopy Rangehood Fisher and Paykel stainless steel HC60PLX4 Dishwasher: Stainless Steel Fisher and Paykel DW60FC2X1 (No dishwasher Advantage 30)
Electrical	As per provided electrical plan for each home
Wardrobes and storage	Melamine shelf and rail for robes. Wire shelving for storage cupboards
Heat Pump	Hi wall 4.8kw heat pump - model and brand tbc
Flooring	Carpet Court Carpet - Godfrey Hirst Pearl Bay or Marseille Malmo and 11mm underlay Carpet Court Vinyl Planking/Tile - Belgotex Express or Karndean Knight Tile Tiled splashback in kitchen behind hob - White Subway tile

Please note: Inclusions are based on current product regional availability and are subject to change. In the event a product specified is not available (at the time of purchase) then an equivalent alternative product will be supplied.

EXCLUSIONS

These items are not included in the advertised price due to site and location variability. A site inspection will be needed to clarify the work to be done and any pricing can be presented as required ie

Excavation or earthworks required to prepare site

Additional foundation work ie as required from geotech report ie engineered or fill required

Connections to services - power, fibre, water are site specific

Geotech tests and Surveyor - as required for feasibility study

Drainage (Stormwater, sewer, water connections)

Council consent application fees

Additional travel costs for sites beyond 20k of Versatile display site

Driveways, patios and decks or handrails. Fences, landscaping, clotheslines or letterboxes

Resource consent fees if required

Upgrade to Colorsteel Maxx due to Exposure zone if required

Upgrade to gas cooking and water heating if required

Curtains, drapes or blinds

Additional appliances - microwave, fridge/freezer, washing machine, dryer

**Code Compliance is based on full construction management handled by Versatile*