

38 Richardson Road, Omokoroa
Unit A and B Specifications
3 Bedroom, 2 Bathroom



General	Plans	Architecturally designed plans, specifications and engineering details
	Council Liaison	Submission of consent application
		Construction of the proposed dwelling in accordance with the complete specifications & plans provided with the Building Consent approved by the appropriate Council and shall comply in all respects to the NZ Building Code
	Insurance	Construction risk and Public Liability Insurance
	Abron Assurance	One year defects and 10 year structural guarantee

Exterior, framing and foundations	Foundations	Thickened edge, engineered concrete floor slab, smooth finish
	Cladding 1	Premier 70 series Concrete Moderna Brick in "White"
	Cladding 2	James Hardie Linea™ Weatherboard painted in Resene "Gauntlet"
	Roof	Coloursteel Endura® Longrun Roof with Angle Trim in "Sandstone Grey"
	Spouting	Coloursteel™
	Downpipes	80mm P.V.C. downpipes
	Fascia	Coloursteel™
	Soffit	Soffits & Porches 4.5 HardiFlex™, painted
	Trusses	H1.2 treated framing & roof trusses to manufacturers design
	Joinery	NuLook Creations Tasman 35™ Joinery Suite Double glazing to all areas in "Appliance White Matt"
	Front Door	Parkwood Aluminium Entry Door 24L in "Appliance White Matt"
	Front door Lock	YALE Digital Door Lock
	Clothesline	Hills Single Folding Line
	Letter box	Metware range, vandal proof stand
	Exterior taps	Two exterior hose taps

Interior	Insulation	Pink Batts™ to all exterior walls and ceilings
	Walls	10mm GIB plasterboard, Wet areas 10mm GIB Aqualine
	Inter tenancy Wall	GIB® GBTL 60b Inter tenancy Fire Rated Wall System
	Ceiling	13mm GIB plasterboard
	Coving	Ceilings coved with 55 mm GIB Cove Cupboard and wardrobes coved in 40mm FJ pine
	Architraves and skirting	60mm FJ Pine
	Interior doors	Flush Hollow Core Paint Finish, Painted
	Internal hardware	Lockwood Velocity Rose Series 63mm "Element L3"
	Painting	Resene 3 coat paint system to walls and ceilings throughout. Walls: Resene "White Pointer" Doors/Trims: Resene "White"
	Bedroom wardrobes and linen cupboard as per plan	Designer Homeware's Ventilated System - epoxy-coated steel in white
	Hand Rails to stairs	Rectangular hand rail with welded end caps - Powder coated Black

Laundry & Garage	Laundry tub	Robinhood Supertub 560 With S/Steel Gooseneck Tap
	Garage door	Windsor Doors Colorsteel® pressed panel sectional garage door, Insulated. 2x Garage Door Openers.

38 Richardson Road, Omokoroa
Unit A and B Specifications
3 Bedroom, 2 Bathroom



Heating	Heat pump	2x MHI 5KW Split System Units
	Hot water cylinder	180L 3kW Indoor/Outdoor MP VE Electric HWC

Kitchen	Cabinets and fronts	HK Melteca - "Snowdrift Satin" cabinets, "Aged Ash Organic" accent cabinets
	Bench top	Silestone "White Storm" 20mm
	Sink	ARCHANT Franke Bolero Box S/S Under mount sink
	Mixer	Astro II Gooseneck Sink Mixer Chrome Lead Free Swivel Spout Dual
	Splash back - Panel to Panel	Manacor White 75x 150mm with 103 Moon White Mapei Grout
	Kitchen handles	Archant SARNIN Brushed Anthracite
	Rubbish Bin	HK Tandem rubbish bin (2x18L)
	Cutlery Inserts	Hettich 9194902 OrgaTray 600mm White unit
	Oven	Whirlpool 60cm Oven 71L Black W40MK58HU1BA
	Cook top	Whirlpool Ceramic Hob WRT6140AUS
	Dishwasher	Whirlpool 60cm Freestanding Dishwasher WFE2B19XAUS
	Range hood	Ariston 52cm undermount Powerpack Rangehood ARU52AX-L
	Waste Disposal	ROBINHOOD SCRAPEATER 1/2HP WASTE DISPOSAL w/ Air switch - SEN500QA

Main bathroom	Shower	Elementi Evolve 1000mm Square 2 Sided Shower Chrome Flat Wall Centre
	Vanity	Elementi Novara W/Hung 900mm 1TH W VC Top 2Drw Deizigna White Gloss
	Toilet Suite	Elementi Cadet Ultra Back To Wall Toilet Suite
	Mirror	Fixed Mirror above Vanity
	Bath	Newark LH 1700mm Back To Wall Bath Gloss White
	Bath Spout	Paini Cox 140mm Bath Spout
	Bath Surround Tiles	Nova Grey Gemini Terrazzo 600x600mm
	Basin Mixer	Paini Le Mans Basin Mixer
	Bath Mixer and Spout	Paini Le Mans Shower Mixer
	Shower Slide & Mixer	Paini P2 Slide Shower with 5 Jet Handspray
	Toilet roll holder	Cosmo Metal Toilet Roll Holder
	Heated towel rails	LeVivi 825 7 bar Round Heated Towel Rail

En Suite	Shower	Elementi Evolve 900mm Square 3 Sided Shower Chrome Flat Wall Centre
	Vanity	Elementi Novara W/Hung 440mm 1Dr Deizigna White Gloss
	Toilet Suite	Elementi Cadet Ultra BTW Toilet Suite
	Mirror	Fixed Mirror above Vanity
	Basin Mixer	Paini Le Mans Basin Mixer
	Shower slide & mixer	Paini P2 Slide Shower with 5 Jet Handspray
	Toilet Roll Holder	Cosmo Metal Toilet Roll Holder
	Heated towel rails	LeVivi 825 Slimline 7bar Round Heated Towel Rail

**38 Richardson Road, Omokoroa
Unit A and B Specifications
3 Bedroom, 2 Bathroom**



Flooring and Window Coverings	Entry / kitchen / Bathroom / En Suite / Powder Room	Moduleo Select Vinyl Planking - "Harvest"
	Bedrooms, living, dining & hallways incl. wardrobes and linen cupboards	Valenciana 4kg 100% Solution dyed nylon extra heavy duty cut pile "Metallic"
	Garage Carpet	Crazy II Garage Carpet in colour way "Black Magic"
	Window Coverings	Duo Block out Roller Blinds to windows "Salt", Drapes to ranch slider in "Natural"

Electrical Fittings	Power Points	Le Grande Excel Life switchgear
	Light outlets & LED's	Recessed lights and warm white LED's
	Exterior Lights	Outside wall lights and switches
	Smoke Detectors	2x HG2000 240VAC 9VDC PHOTOELECTRIC SMOKE ALARM
	TV outlets & Aerial	2x TV outlets plus Aerial mounted on roof
	**Full electrical specs provided on request	

Fencing , Patio, Landscaping, Driveway	Fencing	Wooden paling fence to 3 boundaries
	Drive way	Concrete to driveway in ½ Black Oxide
	Paths and Al fresco area	Pavers and Black bark to fence boundary. Kwila deck to al fresco area.

Services	Power, water, telephone	Underground services included
	Fibre	Fibre ready
	**NOTE	**Please note is it the purchasers sole responsibility to set up the accounts for the services it intends to use

Clean	Professional House clean	Complimentary house clean on completion
--------------	--------------------------	---

*****This information represents the intended inclusions; however changes may result due to availability or suitability of certain materials, specifications or selected fixtures and fittings. The Builder may substitute or vary materials of similar quality and nature without notification.***