

# ORDER SPECIFICATIONS

## Self-contained Studio

### 30m<sup>2</sup> 1 bedroom

#### Construction

- CCC Certificate to NZ Construction standards
- Coloursteel Endura roofing .55mm in 'Flaxpod'
- Covertek 405 roof underlay
- Rainwater system incl. spouting and downpipe outlets
- Downpipes supplied for installation at site\*
- Timber treated framing and trusses
- Horizontal timber weatherboards in 'Double Alabaster'

#### Insulation

- Ceiling insulation R3.2
- Wall insulation R2.2
- Underfloor insulation R1.6

#### Windows and Doors

- Double Glazed Windows
- Double Glazed Sliding Doors (incl. lock and 2 x keys)

#### Internal Fitout

- 10mm Gib (walls) & 13mm Gib (ceiling)\*\*
- 60mm Skirtings
- Internal Doors (bathroom & laundry sliders)
- Door Hardware
- LED Downlights (throughout)
- Double power plugs throughout
- Battery powered smoke alarm

#### External Fitout

- 2 x hose taps
- External Light

#### Kitchen

- White Kitchen cabinetry, with Melamine finish
- Soft close drawers and hinges
- Engineered Stone bench-top
- Oven & Hob included
- Space allocation for Fridge (650mm) & under-bench Washing Machine (600mm)

#### Hot Water

- Gas Hot Water system, plumbed

#### Bedroom

- Cavity Sliders

#### Bathroom

- Gib Aqualine - 10mm (walls) & 13mm (ceiling)\*\*
- Single lever sink mixer
- Standard back-to-wall toilet
- 1000mm x 900mm Shower
- Shower mixer and slide rail
- Compact Wall-hung Basin
- Extractor Fan + Light

#### Laundry

- Washing Machine taps

#### EXCLUSIONS

- Gib-stopping
- Internal Painting
- Fixed floor coverings
- Downpipes (supplied) to be fitted by purchaser at site
- Underfloor insulation (supplied) to be fitted by purchaser at site