

RFC Homes – Standard Build Specification List

RFC Limited

Dwelling At: Waikanae North

Date: April 2016

The following materials, products, fixtures and works are included in construction of standard dwelling at Waikanae North

Plans & Administration

- Preliminary Drawings
- Preliminary Drawings Approval
- Working Drawings
- Pricing Approval

Excavation & Site-works

- Obtaining of consents and local authority requirements
- Site Preparation (to standard NZS3604 footings; no piling)

Exterior and Construction

- Floor: Preparation and laying of concrete slab floor as specified on plans
- Framing & Trusses: All framing H1.2 Timber 90x45mm at 450mm centres as specified on plans
- Roof: Gerard Satin tiled (colour of client's choice)
- Spouting & Fascia: Klass External Fascia & Spouting System
- External Cladding: Monier brick or similar (colour of client's choice) with bevel-back weatherboard
- Ceiling Height: 2.4 metres (unless shown on plan)
- Garage Door: Automatic ColourSteel sectional garage door with two remotes
- Windows: Aluminium double glazed. Single glaze in garage
- Obscure Glass: Main bathroom, ensuite, front entry and garage windows
- Window Reveals: Pre-primed 18mm pine
- Window Handles: Powder coated to match aluminium colour
- Entry Door: Grooved aluminium door with brushed chrome lever
- Insulation: Pink Batts to external and internal walls (R2.2) and ceiling (R3.2). No insulation in garage

Soffits:	Painted (x 2 coats)
Water tank:	10,000 litre and submersible pump
Sewer and Stormwater:	To be connected to existing connections

Interior

Walls:	9.5mm Standard Gib Board stopped to level 4 paint finish
Ceilings:	13mm Ultra Gib Board stopped to level 4 paint finish
Bathroom & Ensuite:	9.5mm Aqualine Gib Board stopped to level 4 paint finish
Kitchen:	9.5mm Aqualine Gib Board stopped to level 4 paint finish
Interior Doors:	Pine jambs with paint finish doors
Skirting:	60mm x 10mm finger jointed pine bevel skirting
Scotia:	50mm gib cove in all rooms
Paint (Internal):	All walls, ceilings, doors, jambs, architraves, skirting to have 1 sealant/undercoat and 2 top coats (1 colour ceiling & walls; 2 other colours feature walls & doors)
Paint (External):	2 coats
Hardware:	Interior door lever handles and door stops

Kitchen

Cabinetry:	Custom-built cabinetry including soft closing drawers
Oven:	Westinghouse Multi-Function stainless steel double oven
Hobs:	6 Burner Bosch Gas Cooktop
Rangehood:	Stainless Steel Robin Hood
Dishwasher:	Stainless steel Bosch
Sink:	Top mounted 1.5 sink insert (& waste)
Splash Back:	650mm x 900mm glass (colour of client's choice)

Plumbing

Pipework:	All polybutylene hot and cold water pipe work, including piping for fridge
Exterior Taps:	3
Hot Water System:	Electric hot water system
Solar:	1.71kWp solar unit
Laundry Tub:	Laundry Maxi Tub

Bathroom & Ensuite

Showers:	900mm x 900mm shower with easy clean waste
Shower Tapware:	Aquatica Mixer Aquatica Slide Shower SHKICP
Toilets:	Englefield Milano Elite Back to Wall Toilet Suites (x 2) (soft close seats)
Bath:	Englefield Sorrento 1675 bath; Plumblin Pop-up Bath Waste 40mm
Bath Mixer:	Aquatica Mixer
Bath Spout:	Aquatica Bath Spout 150mm
Vanity:	St Michel NES 900 Portland vanity with Plumblin Pop-up Basin Waste 32mm O/F
Vanity Mixer:	Aquatica
Toilet Basin:	Stylus venecia toilet suite (with soft close seats)
Toilet Basin Mixer:	Methven Promix Mini Basin Mixer
Toilet Roll Holders:	Heirloom
Extractor Fan:	Extractor Fan Kit
Heated Towel Ladder:	Skope Serene 7 Bar Heated Towel Ladders; hard wired

Electrical

Heat Pump:	Fujitsu Heat Pump
Light Outlets:	As per electrical plan – PDL 600 Series Flushplates
Power Points:	As per electrical plan
Television Outlets:	As per electrical plan (x 3)
Telephone Outlets:	As per electrical plan (x 3)
Smoke Alarms	Battery operated (x 3)

Flooring & Tiling

Wall Tiles:	Around bath
Floor Tiles:	Client's choice for bathrooms, kitchen & entry (no under floor heating)
Carpet:	Nylon dyed carpet (colour of client's choice) with 11mm luxury underlay
Garage Floor:	Unpainted

Landscaping

Driveway:	Exposed aggregate concrete (sealed); 80m2
Patio:	Coloured and cut 800mm squares (sealed); 30m2

Clothesline:	Super Fold Duo
Letterbox:	Metal & number
Fence:	1.8 metre (timber palings & cap rail), as required
Lawns:	Prepared and sown (sprayed)