

OV

HOMES

Build Your Future

Lot 40 | Faringdon

\$ 595,000.00



4 Bedrooms



2.5 Bathrooms



175m² Floor Area



Ensuite



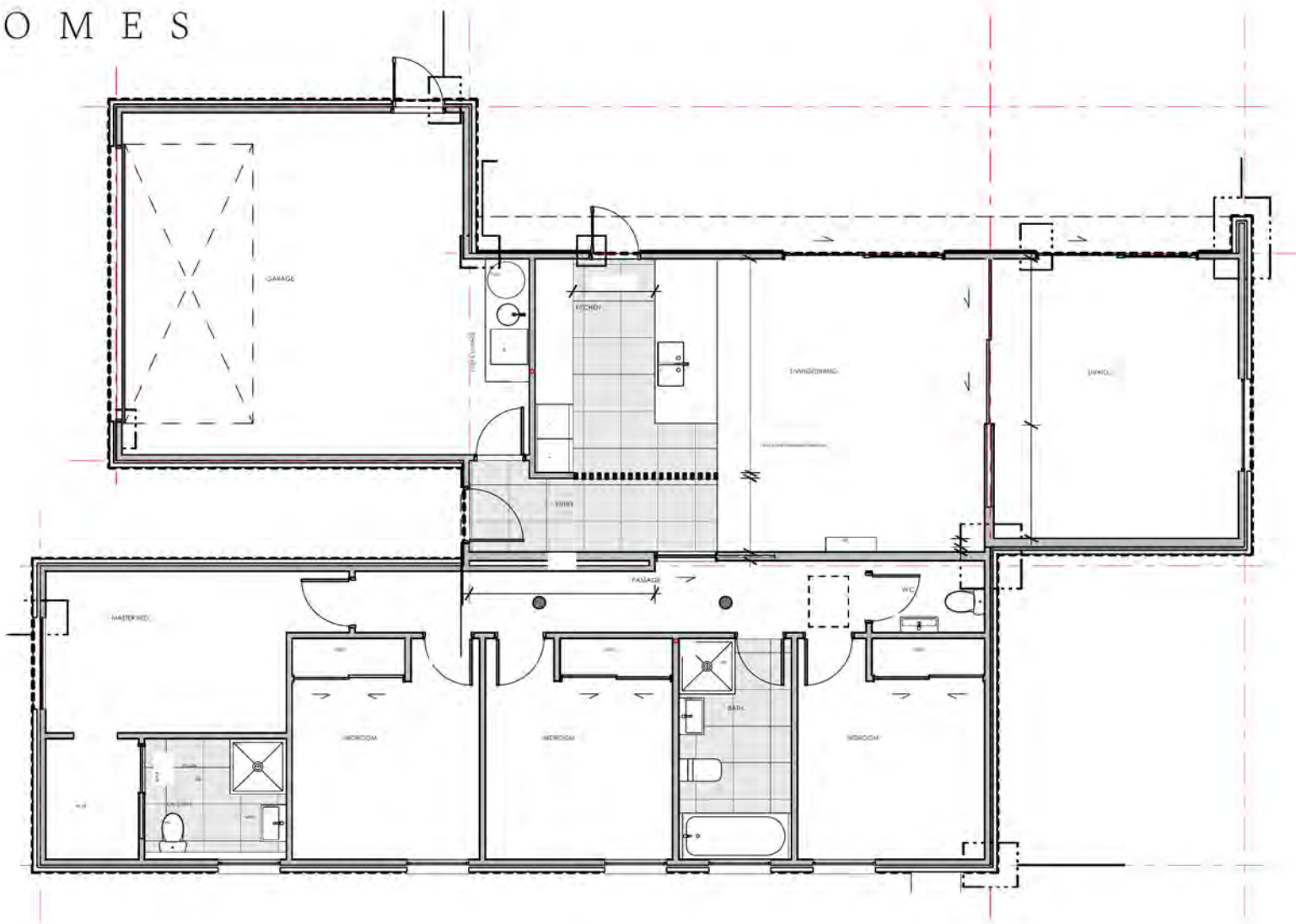
Double Garage



505m² Section



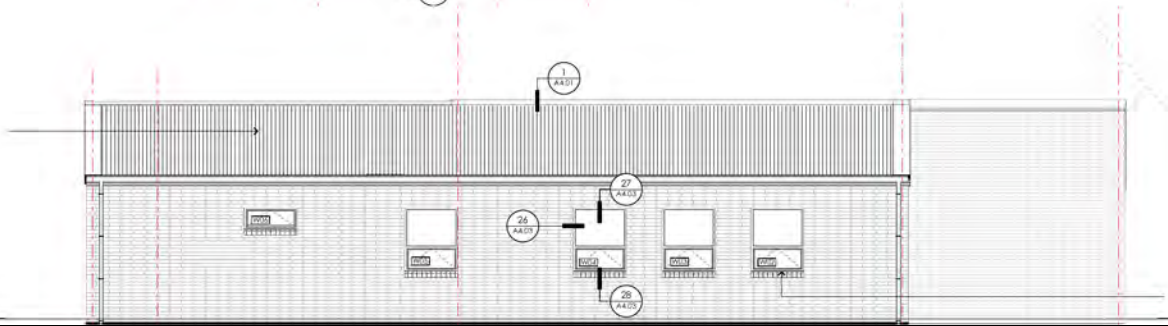
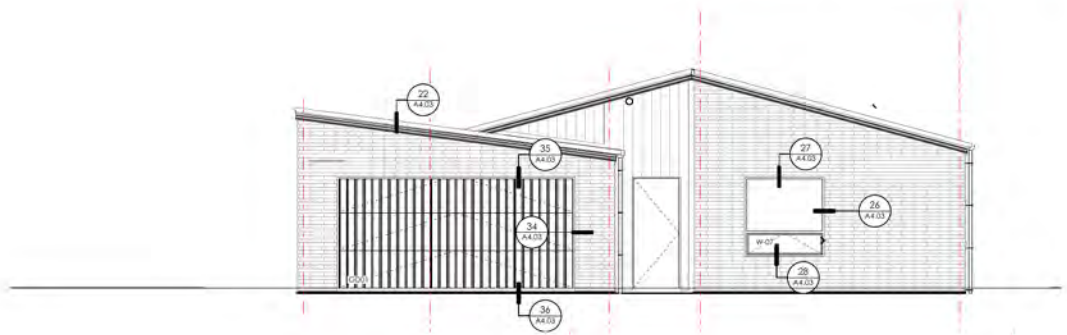
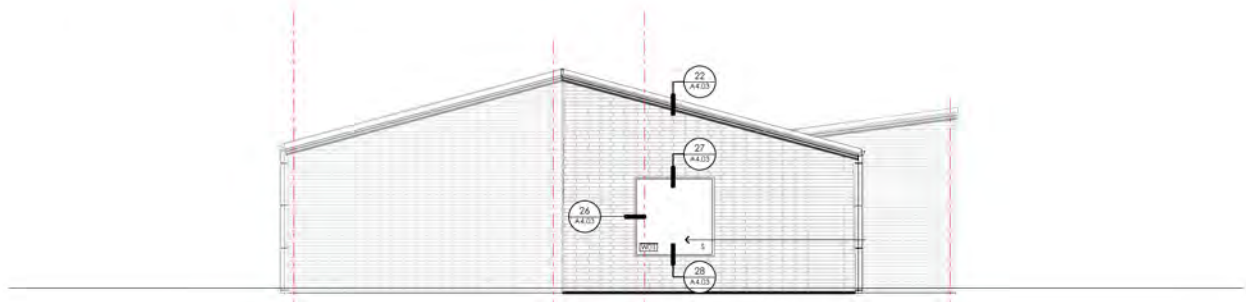
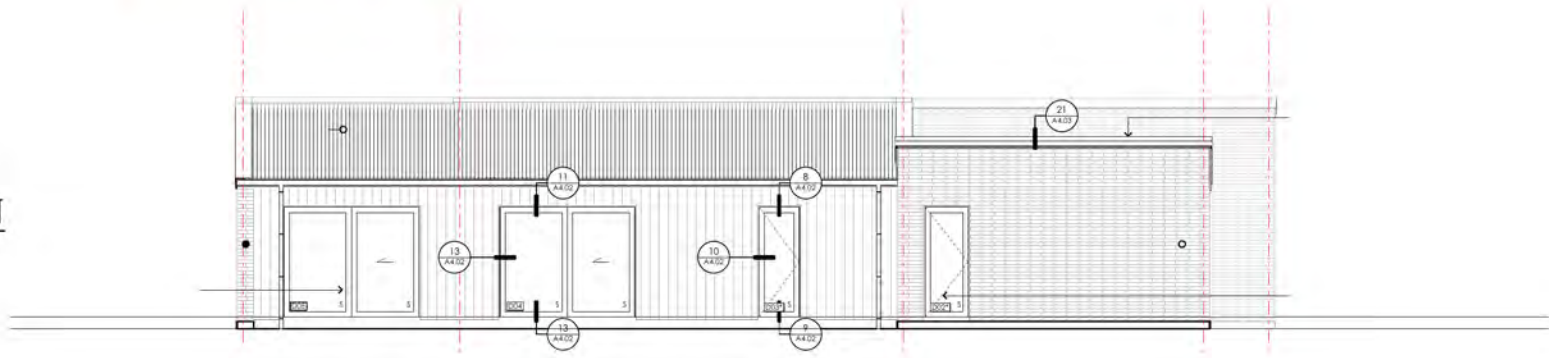
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LOT 40, FARINGDON



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Colour Chart - Scheme 1

Exterior		Interior	
Brick	The Brickery - Colour Madrid	Carpet	Norman Ellison Augusta 34oz Residential Extra Heavy Duty Solution Dyed Nylon cut pile - colour May Park
Mortar	Colour matched to brick	Underlay	Sleepyhead Premium 90kg/10mm cushion foam
Windows	Ebony	Vinyl Plank	Moduleo Select Domestic - colour/design Sand 24130
Roof, Fascia, Gutter, Downpipes	Ebony	Kitchen Benchtop	Tristone Pure White
Garage and Front Door	Ebony	Kitchen Cabinetry	AGT Toledo Light Wood
Walls and Skirtings	Resene Black White	Doors, Ceilings, Architraves	Resene Black White N93-005-100
Abodo Valcan Cladding	Colour Ebony	Drapes	James Dunlop Matrix FR Dimout fabric - colour Driftwood

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PROJECT SPECIFICATIONS

PRELIMINARY & GENERAL

Architectural Fees

Concept Design	INCLUDED
Permit Plans	INCLUDED
Interior Design	INCLUDED
Exterior 3D	INCLUDED

Site Matters

Surveyor	INCLUDED
Soil Engineer	INCLUDED
Geotechnical Report	EXCLUDED
Foundation Engineer	INCLUDED
Structural Engineer	INCLUDED
Resource Consent Application	EXCLUDED

Council Charges

Document Preparation	INCLUDED
Resource Consent	EXCLUDED
Building Consent	INCLUDED
Development Levies	EXCLUDED

Site Access	INCLUDED
Site Security	INCLUDED
Site Toilets	INCLUDED
Skips & Rubbish Collection	INCLUDED
Site Signage	INCLUDED
Temporary Power	INCLUDED
Health & Safety Provision	INCLUDED

EXCAVATION & FOUNDATION

Site Prep & Markout	INCLUDED
Dig Out	INCLUDED
Removal of Spoil	INCLUDED
Foundation Type	ENGINEER DESIGNED TC1 RIBRAFT FOUNDATION INCLUDING POD INSULATION

WALL & ROOF FRAMING

Walls

Exterior Walls	90 x 45 KD FRAMING TREATED TO H.1.2, LAMINATED
Interior Walls	90 x 45 KD FRAMING TREATED TO H.1.2, LAMINATED

Stud Height	2.42M
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Roof	
Roof Type	LONGRUN
Trusses	90 x 45 KD TO ENGINEER'S DESIGN
Pitched or Raised Ceilings	EXCLUDED
Ceiling Battens	35MM RONDO METAL BATTENS FIXED AT 600CTRS
Purlins	70 X 45 AT 900CTRS TREATED TO H.1.2
Gable Type	BRICK WITH ABODO FEATURES
Scaffold	INCLUDED
Edge Protection	INCLUDED
Soffits	4.5MM HARDIES - PAINTED WHITE

CLADDING AND LININGS

Wall Cladding	
Primary Cladding	70 SERIES BRICK
Cladding Above Windows	HARDES
Mortar	COLOUR MATCHED
Feature Cladding	ABODO
Rigid Air Barrier	ECOPLY

Roof Cladding	
Roofing Type	LONGRUN 0.40 CORRUGATED
Roof Trim	STANDARD
Roof Underlay	HEAVY WEIGHT BUILDING PAPER
Fascia & Gutter	5MM QUAD GUTTER ON COLOURSTEEL FASCIA
Downpipes	80MM ROUND

EXTERIOR JOINERY

Windows & Doors	
Aluminium Type	KAIAPOI ALUMINIUM RESIDENTIAL SUITE
Number of Units	REFER TO PLAN
Colour	AS PER COLOUR CHART
Glazing	CLEAR DOUBLE GLAZED
Safety Glass	INCLUDED - TO REQUIRED AREAS AS PER NZS:4211
Obscure Glass	INCLUDED - TO BATHROOMS
Tinting	N/A
Hardware	BLACK WEDGELESS SASH HANDLES
Reveals	25MM PINE - TREATED TO H.3.1 - GROOVED

Doors	
Entrance Door	SLIMLINE PLASMA
Door Hardware	SCHLAGE DIGITAL KEYPAD WITH KEY AND CARD OVERRIDE
Glazing	AS PER PLAN
Side Lights	AS PER PLAN

Garage Door	
Garage Door	DOMINATOR - SECTIONAL COLOURSTEEL
Garage Door Style	FUTURA
Garage Door Opener	AUTO OPENER WITH TWO REMOTES
Garage Door Reveals	TREATED H3.1 TIMBER - PAINTED

INSULATION

Exterior Walls	
House	R2.6 FIBREGLASS BATTS
Garage	R2.6 FIBREGLASS BATTS

<u>Ceiling</u>	
House	R3.6 FIBREGLASS BATTS
Garage	EXCLUDED

INTERIOR LININGS

<u>Walls</u>	
Dry Areas	GIB BOARD – 10MM STANDARD
Wet Areas	GIB BOARD – 10MM AQUALINE

<u>Ceilings</u>	
Dry Areas	GIB BOARD – 10MM STANDARD
Wet Areas	GIB BOARD – 10MM AQUALINE

<u>Stopping</u>	
Wall & Ceiling	TAPED & STOPPED TO A LEVEL 4 PAINT FINISH
Wall & Ceiling Junction	SQUARE STOPPED

INTERIOR JOINERY

<u>Doors</u>	
Interior Doors	1980MM HIGH MDF HOLLOW CORE FLUSH PANEL – WIDTH AS PER PLAN
Wardrobe Sliding Doors	1980MM GIB SLIDERS – WIDTH AS PER PLAN
Cavity Doors	1980MM HIGH MDF HOLLOW CORE FLUSH PANEL – WIDTH AS PER PLAN
Hardware	SCHLAGE ELAN SATIN BLACK, PRIVACY LOCKS TO BATHROOM & ENSUITE, PASSAGE SETS TO WARDROBE DOORS
Door Stops	CHROME
Door Reveals	25MM GROVED PINE

<u>Finishing Trim</u>	
Skirtings	60X10 SINGLE BEVEL PINE
Architraves	60X10 SINGLE BEVEL PINE

<u>Shelving</u>	
Hot Water Cupboard	METAL WIRE
Hall Storage	METAL WIRE
Bedrooms	MELAMINE CUBBY & RAIL – BY BUILDER
Master Bedroom	TRENDS KITCHEN FIT OUT

KITCHEN

<u>Cabinetry</u>	
Kitchen Joinery	MELAMINE WITH PVC EDGING – 2.0M HIGH – AS PER PLAN
Pantry	MELAMINE CARCASE WITH ADJUSTABLE SHELVES
Benchtop	TRISTONE SOLID BENCH TOP
Handles	STANDARD FROM BUILDERS SELECTION
Soft Close Doors	INCLUDED
Splashback	COLOURED GLASS
Sink	BLACK KITCHEN SINK
Tapware	RAYMOR ARMADA FLICK MIXER

<u>Appliances</u>	
Wall Oven	ARISTON OVEN FA383FHIXA
Hob	ARISTON COOKTOP ACT60E
Dishwasher	ARISTON DISHWASHER LFC219X
Range Hood	ARISTON RANGEHOOD ACT90AX-L

BATHROOM

Shower	SMILE SLIDE SHOWER 3 FCT C/W ELBOW MBK
Shower Mixer	SHOWER MIXER ELEMENTI NEO BLACK
Shower Rose	ELEMENTI
Bath	FREESTANDING BATH AVON 1695MM WHITE
Bath Mixer	ELEMENTI NEO BLACK
Bath Spout	ELEMENTI
Vanity	CALAIA 750 WALL HUNG VANITY FIORD ELM
Vanity Mixer	BASIN MIXER ELEMENTI NEO BLACK
Mirror	750 X 1000 POLISHED EDGE MIRROR HIDDEN FIT
Toilet	TORNADO TOILET V.2 GLOSS WHITE 160-235MM
Tiling	100X300 WHITE TILES BETWEEN VANITY AND MIRROR

ENSUITE

Shower	SMILE SLIDE SHOWER 3 FCT C/W ELBOW MBK
Shower Mixer	SHOWER MIXER ELEMENTI NEO BLACK
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LAUNDRY & MISC PLUMBING

<u>Laundry Unit</u>	
Laundry Connections	TAP CONNECTIONS IN UNIT UNDER TUB
Hot Water Cylinder	180L RHEEMS MAINS PRESSURE
Gas Hot Water	N/A
Gas Cooking	N/A
Exterior Taps	TWO INCLUDED

PAINTING & DECORATING

<u>Exterior</u>	
Entry Door	ALUMINIUM POWDERCOATED - REFER TO COLOUR CHART
Soffits	PAINTED - REFER TO COLOUR CHART
Exterior Feature Boards	PAINTED - REFER TO COLOUR CHART

<u>Interior</u>	
Walls	PAINTED - REFER TO COLOUR CHART
Ceilings	PAINTED - REFER TO COLOUR CHART
Doors	PAINTED - REFER TO COLOUR CHART
Reveals	PAINTED - REFER TO COLOUR CHART
Skirtings & Architraves	PAINTED - REFER TO COLOUR CHART

FLOOR COVERINGS & DRAPES

<u>Note</u>	<u>ALL CARPET IS LAID ON 11MM UNDERLAY WITH SMOOTHEDGE TO PERIMETERS</u>
Carpet Type	NYLON CUT PILE, EXTRA HEAVY DUTY - REFER TO COLOUR CHART
Vinyl Type	VINYL PLANK - REFER TO COLOUR CHART
Vinyl Entry (if required)	VINYL PLANK - REFER TO COLOUR CHART

ELECTRICAL & HEATING

Electrical Fitout	REFER TO ELECTRICAL PLAN INCLUDED - WITH PHONE AND WATER
Mains Supply	INCLUDED
Heat Pump	FUJITSU ASTG18LVCC HI WALL 6.0KW FULLY INSTALLED

Patch Panel	INCLUDED
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LANDSCAPING

Driveway	COLOURED CONCRETE AS PER PLAN
Patio	COLOURED CONCRETE AS PER PLAN
Internal Fencing	POST AND RAIL, UNSTAINED AS PER PLAN
Grass	READY LAWN AS PER PLAN
Plants	BUILDERS SELECTION AS PER PLAN

AGREED VARIATIONS

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