
Outline Specification

Date: 12/09/2018

Job Number:

Lot Number:

House Type: Type *

House Address: 125A Murphys Road, Flat Bush, Auckland. (based on plan)

GENERAL

Guarantees:

A 10 year warranty is provided in accordance with Section 362I of the Building Act 2004

A 12 months' notice period is provided for the repair of any defects pursuant to Section 326Q of the Building Act 2004

Insurance: Builders all risk and public liability.

Site Surveying: Site levels included.

Plans: Full Working drawings included.

Building Consent: The required Building Consent, documentation, and Building consent costs included.

Resource Consent Costs: The required Resource Consent, related fees, and documentation included.

SERVICES

Drainage: Sewer and Storm water connected at boundary. Work outside net site area not included (No tank or retention system allowed).

Water: 20mm Mains Supply Connected at Boundary. Water Care Connection Costs included.

Power: Connected to power services at the boundary (connection to network not included). If power connection to the network is not prior arranged by the client this will be on charged to them at settlement via a variation to the settlement statement.

Phone / Internet: Underground 2 pair line connected to fiber optic star box and ducting ready for connection at boundary (connection to network not included).

Exterior Plumbing: 1xFront and 1xrear brass house tap.

GAS: Gas connection reticulated at boundary for hot water and cook top or Auto change-over regulator provided for LBP Gas.

STRUCTURAL

Site Works: All site earthworks required for building platform and removal of excess spoil included.

Retaining Walls: Not Included.

Engineer: All structural engineering included.

Soil and Geotech Reports: Engineering based on Subdivision Completion Report and the geotechnical and soil information contained within this document.

Foundation/Floor Slab/IT walls: Concrete Rib Raft floor slab and foundation system or similar-Insitu.

Framing: LOSP or CCA treated SG8 Pine Frames as per NZBC and manufacturers specific design.

Trusses: LOSP or CCA treated SG8 pine frames as per NZBC and manufacturers specific design.

Ceiling Battens: 70x35 H1.2 Pine battens as per plans.

Standard Ceiling Height: 2.4 as per Plans.

Raised Ceilings: 2.7m or 3m as per plans.

Mid Floor: LOSP or CCA treated SG8 pine frames as per NZBC and manufacturers specific design.

Mid Flooring: 20mm strand board & 19mm H3 Plywood to wet areas to level 2.

Mid Level deck: LOSP or CCA treated SG8 pine frames as per NZBC and manufacturers specific design.

Stairs / Handrails: MDF/Plywood internal stairs. Glass balustrades .

ROOF

Roof Type 1: coloursteel roofing

Fascia: Painted coloursteel

Gutter: Painted coloursteel - Quarter Round

Downpipes: 65mm PVC

Soffit Linings: Hardiflex 4.5mm

Flashings: Included

CLADDING

Cladding Type: Timber weatherboard (horizontal and vertical), James Hardie Linea weatherboard (horizontal and vertical), James Hardie Stria cladding.

ALUMINIUM JOINERY

Windows & Doors: Powder coated aluminum, double glazed (excluding garage). standard head flashings. Selected obscure glass to wet areas. All liners are to be 19mm grooved, H3.1, pre-primed.

EXTERIOR DOORS & HARDWARE

Front Door: Aluminum frame, aluminum door.

Front Door Hardware: Standard pull handle with deadlock.

Sliding Doors: Sliding doors to have D pull handles.

Garage Doors: Colorsteel Sectional flat panel sectional. Opener with two Remotes.

ELECTRICAL

Alarm: standard Alarm system, include 4 sensors.

Heat Pump: inverter wall mounted unit to living area.

Internal Electrical: Interior / Exterior lightings, sockets, general connection, phone, TV. Jacks.

Vacuum: Central Vacuumed system

HOT WATER

Hot Water: 26L Gas infinity

INTERIOR DOOR & DOOR HARDWARE

Internal Doors: MDF single prehung doors with grooved jamb.

Wardrobe Doors: MDF double (if suites) prehung doors with grooved jamb.

INTERIOR LININGS

Insulation: Standard R2.2 Wall Batts, R3.2 Ceiling Batts and R1.4 Acoustic 50mm to masonry walls

Internal Lining: Standard 10mm Gib-board, Aqualine (Bathroom and Ensuite) and 13mm standard to ceilings

Gib Stopping: Level 4 paint finish

Skirting: Bevelled Edge 60x 10 pine

Gib External Corners and Ceiling: Gib Square Stop

DECORATING

Interior Painting:

Dulux/Resene Environmental Paint Systems to interior.

Enamel to doors, timber trims and bathrooms.

One wall colour only allowed throughout.

Ceilings to be Flat Finish

Walls to be Low Sheen Finish

Bathrooms to be Satin Enamel Finish

Doors, reveals and skirtings to be Satin Enamel Finish

Window Coverings: Not included

Exterior Painting:

Dulux/Resene Environmental Paint Systems to exterior.

Enamel to doors, timber trims and bathrooms.

One wall colour only allowed throughout.

FLOORING

Carpeting: Selected carpet for stairs, lounge, bedroom.

Timber Flooring: Laminated timber flooring to Entry / Kitchen areas, dining and living areas.

Tiles: Standard range tiles with 100mm tile skirting and metal trim to Toilet, Laundry.

KITCHEN

Design: Standard design suit for concept design.

Benchtop Surface: Selected 30mm Engineered stone bench top to kitchen.

Sink: Selected under mount sink.

Tapware: Kitchen Sink mixer

Hob Splashback: Selected tile Splashback.

APPLIANCES

Oven: Bosch

Hob: Bosch - 600mm series cooktop.

Dishwasher: Bosch

Range hood: Bosch

MAIN BATHROOM

Wall Tile: Full height wall tile, selected 300x600mm or 600x600mm tiles.

Vanity: Selected brand - 750/900 Wall Hung - Single bowl

Toilet: Back to wall toilet suite with soft close

Toilet Roll Holder: Selected brand Paper roll holder.

Basin Tapware: Basin mixer

Shower: Tile shower

Shower door: Glass shower door

Shower Tapware: Shower mixer and multifunction slide shower

Towel Rail: As per Electrical specification

Extraction Fan: 3-in-1 Bathroom Heat/Fan/Light

Mirror: 1 x mirror to fit vanity

Waterproofing: Selected material for wet area required by NZBC.

ENSUITE

Wall Tile: Full height wall tile. selected 300x600mm or 600x600mm tiles.

Waterproofing: Selected material for wet area required by NZBC.

Vanity: Selected brand - 750/900 Wall Hung - Single bowl.

Basin Tapware: Basin mixer

Toilet: Back to wall toilet suite with soft close

Toilet Roll Holder: Selected brand Paper roll holder.

Shower: Tile shower

Shower Tapware: Shower mixer and multifunction slide shower

Extraction fan: 3-in-1 Bathroom Heat/Fan/Light

Mirror: 1 x mirror to fit vanity

W.C

Wall Tile: One row 200mm above vanity

Vanity: 400mm wall mounted single bowl, single draw.

Basin tapware: Basin mixer

Toilet: Back to wall toilet suite with soft close

Mirror: 1 x mirror to fit vanity

Toilet Roll Holder: Selected brand Paper roll holder.

LAUNDRY

Laundry Tub: Supertub 600mm series.

Laundry Splashback: Tile Splashback 200mm above vanity and 100mm tiled skirting.

HARD LANDSCAPING

Dropdown Kerb: Included

Vehicle Crossing: Plain grey concrete

Driveway & Path: Exposed Aggregate concrete

Patio: Exposed Aggregate concrete

Service Court: Not Included

Pavers: Not Included

Deck: Mid-Level timber deck with balustrade as per plan

Fencing: 1/2 share of boundary fences, return fences with side gates, standard 1.8m height fence with capping on top, up to 50m. Painting or Staining of fences not included.

SOFT LANDSCAPING

Site Levelling: Topsoil included

Lawn: Seeded Lawn included

Planting: Basic Planting included

Clothesline: Selected brand - clothesline included

Letterbox: Selected brand - letterbox included

MPD LP reserves the right to change items necessary because of circumstances beyond MPD LP's control.