



Specifications

Plans	Plans ready for council. (excluding any engineers design and council Fee's.) Very High wind zones and coastal areas may be subject to additional costs.
Insurance	Full builders risk insurance whilst under construction.
Foundations/Floor	Block foundation (1 block high) on reinforced concrete footings, 100mm concrete slab with E500 mesh on well compact hard full. (Based on a level clear site with good ground and topsoil removed.)
Wall Framing	H1.2 90x45 SG8 pine framing wrapped in breathable building wrap, Internal stud height of 2.4m.
Roof Framing	H1.2 engineer designed trusses.
Fascia/Spouting	Colour steel fascia and continuous spouting with colour steel down pipes.
Roofing	Long run colour steel or pressed metal tile. 25 degree roof pitch
Soffits	4.5mm fibre cement board. 600mm wide soffits 450mm gable over hang.
Exterior Cladding	180mm linea weatherboards above windows and doors on gable ends, Bricks from NZ Brick Distributers including - Hallett, Earth, Heritage, Riverview, Everyday life and Foundation Range.
Aluminum joinery	Tinted double glazed powder coated aluminum windows and doors, powder coated hardware to match. Obscure glass to Bathrooms and WC. Single glazing to garage. Standard Latitude front door.
Garage Door	Dominator Milano colour steel automatic sectional door. With 1 wall remote and 2 key ring remotes.
Ceiling Battens	75x35mm kiln dried pine.



Insulation	Pink Batts R2.6 to exterior walls, R3.2 to ceilings. (Excluding garage.)
Interior Doors	MDF smooth hollow core doors, 1980mm door height, Silage Denvor handles, Door stops. Cavity sliders with Steel reinforced doors and flush pull handles.
Interior Linings	10mm standard GIB to walls, 13mm GIB to ceilings, Aqualine to bathrooms.
Skirting	60mm single bevel.
Scotia	75mm GIB cove, 55mm to cupboards.
Architraves	60mm single bevel.
Gibstopping	To a level 4 finish.
Painting	Exterior to include soffits and linea (2 colours), interior (3 colours white base only), Aqua enamel to Bathrooms.
Kitchen	We can provide you with a kitchen plan or a prior cost sum to work with our kitchen designer.
Appliances	Westinghouse gas hob GHR16S or Westinghouse ceramic cook top PHN768U Westinghouse multifunction oven POR667S Westinghouse dishwasher WSF6606X Robinhood 90cm range hood RWC3CH9SS Robinhood ½ horse power waste disposal unit with air switch SE390QA.
Bathroom/En-suite	Jameston Standard Bath 1675x750 with tile surround, Trentworth 1m x 1m Square acrylic showers, Bella Wall Vanity 900 Melamine White to bathroom and en-suite, Conti Wall Vanity (Mini) 400mm Melamine White to W/C, with pop up waste. Alexander heated towel ladder.
*Connections	No allowance made for connections from House to Power, phone, gas, sewer or stormwater.
Toilets	Stylis Florence toilets, toilet roll holders.
Laundry	Robinhood Supertub Classic SHDL.
Tap Ware	Hansa Polo Basin Faucets.



	Hansa Ecojet New Mono Slide Shower Set. Hansa Twist Bath Spout. Hansa Polo Concealed Shower Mixers. M&Z Ditirambo High Rise Sink Mixer to kitchen.
Electrical	HPM switches and sockets in standard colours, extractor fans to bathrooms, smoke alarms, LED down lights, LED Soffit lights to exterior.
Hot Water	Rinnai 24ltr continuous flow natural gas or LPG, or 180ltr electric hot water cylinder.
Heating	Panasonic CSCUE24LKR high wall heat pump, (back to back install)
Tiles	36m2 of tiles at \$50.00 inc GST per m2. White tiles to bath cradle and surround.
Wardrobes	Fitted with white wire wardrobe organizers. Walk-in wardrobe fitted with two 400mm shelving units and hanging rails.
Linen/Store	Pine slats to linen, MDF shelves to store rooms.
Carpet	Casa Bella 4kg heavy duty carpet from Carpet Mill.
*Driveway/Outdoor Concrete	No allowance made for Driveway and outdoor concrete.
*Landscaping	No allowance made for landscaping.

*** A J Homes are unable to give accurate pricing on these items due to different land/Section sizes and house distance from Road and connections.**

*** These specifications are current at the time of printing and are subject to change due to stock availability and continual improvements.**

Please contact us for more information.

