



House 1, Lot 40 167a McLintock Street North

SCHEDULE OF FINISHES

1. > EXTERIOR

Foundation: 250mm reinforced concrete slab on concrete and steel footings to engineers' plans

Cladding: Scyon Linea weatherboards and Stria panels on timber cavity system, paint finished to colour of choice

Soffits: 4.5mm Hardiflex, paint finished



PAUL MCDONNELL

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Windows and Doors: Double glazed windows (except to garage) with aluminium joinery powder coated in Sandstone

Roof: As per plan, corrugated long run in Grey Friars

Garage Door: Double powder coated steel sectional garage door with automatic opener, selected from the Residential Range

Fascia: Painted timber fascia with Coloursteel gutters and white PVC down pipes

Drainage: Stormwater and sewer drains to WCC requirements

Exterior Paint: Resene Paint – as per plan

> INTERIOR

Ceiling: 13mm standard Gib board fixed to treated timber battens with 13mm Gib Aqualine in bathrooms

Walls: 10mm standard Gib board on treated timber framing, stopped, sanded and paint finished.

Painting: Paint finish complete to client specification

Insulation: R 2.6 insulation to ceilings. R 2.2 insulation to all exterior walls except for external garage walls (the internal garage walls will be insulated instead)

Doors: Plain Hollow Core doors hung on Ex 150 x 50mm Pine jambs

Door hardware: Lemar Ibiza range. Door stops included.

Finishings: Skirting 85mm High Custom wood bevelled skirting to all rooms except garages which shall have 60mm bevelled FJ pine skirting architrave 60mm x 18mm.

All other rooms to have Square or Box stopping except for wardrobes, linen and entry cupboards and the garages which will have a 40mm MDF Scotia - all painted

Tiling: Walls: 300x 600 mm tiles around bath
Floors: 600x600 floor tiles to wet areas

Kitchen Floor & Entry Floor: Luxury vinyl planks

Carpet: Devon Point 48oz from Devon and Patterson Flooring

Wardrobe Shelving: Wardrobe system by others



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> PLUMBING

- Englefield Valencia shower - white
- Grohe Tempesta slide showers
- 1 x Studio II rectangle bath 1670mm*760mm
- Grohe Bauflow Tapware
- Mia Vanities – white
- Cygnet Neu BTW toilet suites
- Polished edge mirrors – one above each vanity

Kitchen: Grohe Bauflow kitchen mixer and Insinkerator 66

Exterior: Two external hose taps

Laundry: Aquatica laundry tub

Hot water: Rinnai 26L gas infinity unit

Gas Reticulation: Pipeout to gas Rinnai system, gas hobs and plugged off points for future heater installation if required.

> ELECTRICAL

Full electrical wiring (as per electrical plan) including LED downlights. Power points as per plan including those for heated towel rails, bathroom heaters, shaver points and extract fans. Power points for dishwasher, waste disposal and rangehood in kitchen. Security pre-wire, wiring for phones and TV aerial sockets (aerial not included).

Kitchen Appliances:

Hob - Bosch PCR7A5B90A

Oven - Bosch HBA534BS0A

Range hood - Bosch DWP96BC50A

Dishwasher - SMU46KS01A



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> KITCHEN

The interior of the kitchen units will be constructed from 16mm white Melamine moisture proof board. The leading edges of the carcasses are clashed with 2mm P.V.C to give a far superior edge for wear & tear. This is much more durable than .4 mm Melamine tape which will break off. All the kitchen units will have 16mm backs rebated into all 4 sides of the carcass for extra strength. The top and bottoms of the cabinets are mortised together to give added strength to the construction. All shelving is adjustable or fixed to any height, in both our bottom units and top units.

The doors will have 1.2mm Lazer PVC to all edges.

The benchtops have been priced in 30mm thick polished low range granite with square edges and a pencil round arris. In addition, structural steel will be included in the cabinetry design and span any significant gaps to ensure a stable base for the stone.

The sink bowl will be a H/H ROBIQ 400/155LH DOUBLE BOWL 9665 SA, bottom mounted into the benchtop.

All drawer runners in the kitchen are Blum White Antaro, metal sided drawers which are full extension (soft closing mechanism) with soft closes attached to the hinges, All Blum products have a **55 year Guarantee**.

Accessories

- Blum RBZ45 DOUBLE RUBBISH BIN
- GRANITE SUPPORTS (REQUIRED FOR STONE BENCHTOPS)
- 2 x HETTICH DOOR STRAIGHTENER0045198
- ASSA ABLOY SINGLE RUN 60 SLIDING DOOR ADP60
- KC STANDARD WHITE CUTLERY TRAY 450W CUT450W

>LANDSCAPING

Driveway: Plain concrete driveway to Garage

Clothesline: Devon Cottage fold down

Letterbox: Timber/Metal letterbox on post at roadway

Paths: 1m wide concrete paths around house perimeter

Fencing: Timber post and paling fence around perimeter of property 1.8m high with one gate

Lawn: ReadyLawn where required

Patio: 20sq m approx. concrete patio off living area

> EXCLUSIONS

- Alarm
- Curtains and Drapes
- TV aerial
- Appliances other than those stated as included



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