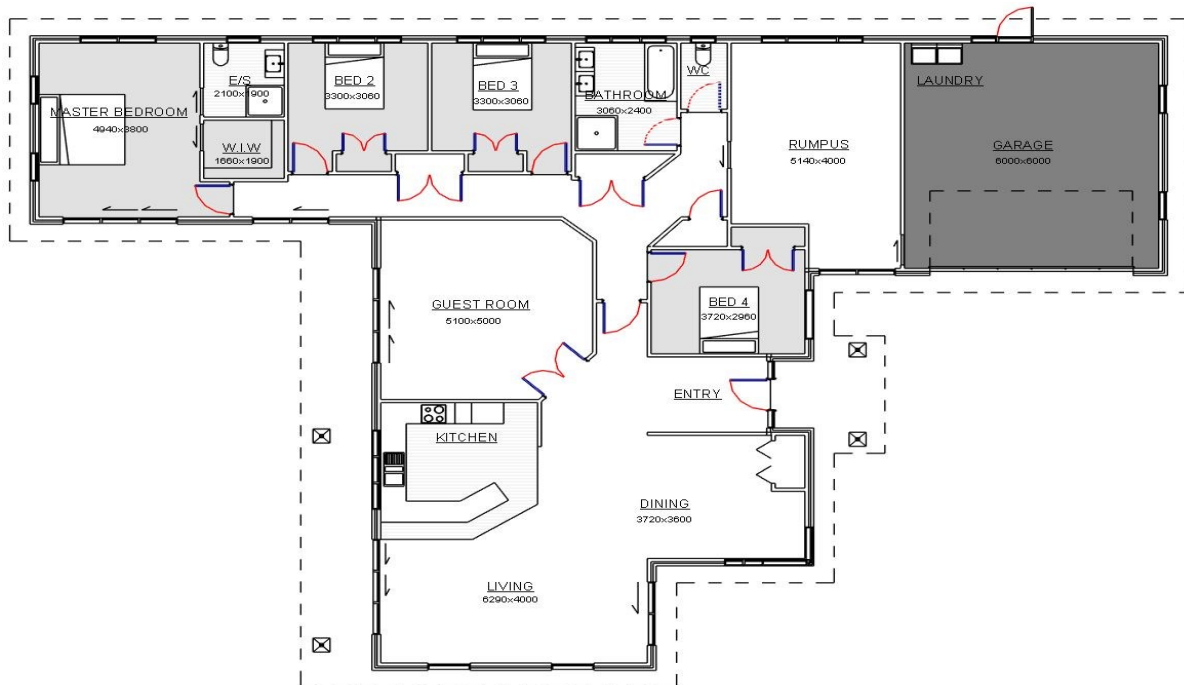


THE NIKOLAS

AREA 264 SQ MTRS



BRANDERSON HOMES LTD

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SHOW-HOME / OFFICE: 37HAUTAPU ROAD CAMBRIDGE

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Note: 3D images are artists impression only

SPECIFICATIONS

Please note that these specifications are the standard for our on-site build homes.

Each contracted build can be individually tailored to meet your needs do please do not hesitate to suggest any changes you may have in mind.

DOCUMENTS INCLUDED

COUNCIL BUILDING PERMIT, PLANS & SPECS PROVIDED

EXTERIOR

SUBFLOOR	BRANDERSON HOMES CONCRETE FLOOR FEATURING RIB-RAFT STRUCTURE.
EXTERIOR CLADDING	SELECTED NZ BRICK CLADDING
FRAMING	90 x 45 H1.2 TREATED
FASCIA	LONGRUN COLORSTEEL
ROOFING	DIAMOND LONG RUN COLOURSTEEL CORRUGATED IRON OR STYLINE PROFILE.
WINDOWS	TASMAN POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY IF APPLICABLE FRONT DOOR WILL BE POWDER COLOUR COATED TO SUIT
PAINT	SELECTED RESENE PAINT COLOUR

INTERIOR

FLOORING	NORMAN ELLISON DALTON CARPET RANGE & POLYFLOR VYNAL RANGES
DOOR HARDWARE	WINDSOR FUTURA APEX LEVER RANGE
DOORS	PRE-HUNG HUME PRIMECOAT MDF FLUSH IN SLIMLINE JAMBS & DOORSTOPS
LININGS	ELEPHANT 10MM PLASTERBOARD & ELEPHANT 10MM AQUABOARD
PLASTERING	LEVEL 4 - PAINT FINISH
CORNICE	75mm GIB COVE CLASSIC
SKIRTING	60mm FJ BEVELLED EDGE & 60mm FJ PINE ARCHITRAVES
SHELVING	16mm WHITE PBD / LUMBERLOK CLOSET RAILS / 112x18mm FJ PINE SLATS IN H.W.C

INSULATION

CEILINGS	EARTHWOOL R3.6
WALLS	EARTHWOOL R2.3

BATHROOM

SHOWER	ACRYLIC SHOWER UNIT—SIZE & SHAPE DICTATED BY PLAN
TOILET	RAYMORE ATLANTA
BATH	FREESTANDING BTW FIBERGLASS UNIT
VANITIES	CERAMIC TOPPED UNITS, SUPPLIED & INSTALLED
TAPWARE	RAYMORE RANGE
TOWEL RAIL	HEATED
HEAT UNIT	2KW WALL MOUNTED HEATER
EXTRACTION UNIT	FAN/LIGHT UNIT

KITCHEN

JOINERY	PRIME MELAMINE or BESTWOOD MELTECCA, WATER-RESISTANT CARCASES
HARDWARE	HERITAGE HARDWARE RANGE
BENCHTOPS	PRIME LAMINATE or FORMICA RANGE
SINK	STAINLESS STEEL PERO 800

APPLIANCES

STOVE	BOSCH ELECTRIC FREESTANDING WITH CERAMIC COOKTOP
OVEN	BOSCH ELECTRIC UNDERBENCH OVEN
HOB	BOSCH 4 ELEMENT CERAMIC COOKTOP
EXTRACTION UNIT	BOSCH POWERPACK EXTRACTOR or ROBINHOOD RANGEHOOD

LAUNDRY

TUB	RAYMOR E6200
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WATER HEATER

ELECTRIC 180L MAINS PRESSURE CYLINDER

ELECTRICAL

FIT-OUT COMPLETE USING LED LIGHTING. METER BOX INCLUDED
HEAT PUMP TO SUIT ROOM LAYOUT

PLUMBING

COMPLETED AND TESTED

Excluding structural building materials, all products mentioned may differ occasionally subject to availability and/or compatibility. When this is the case, the substitute product will always be of equal quality. All product warranties are subject to the distributors and/or manufacturers policies.

BRANDERSON HOMES LTD