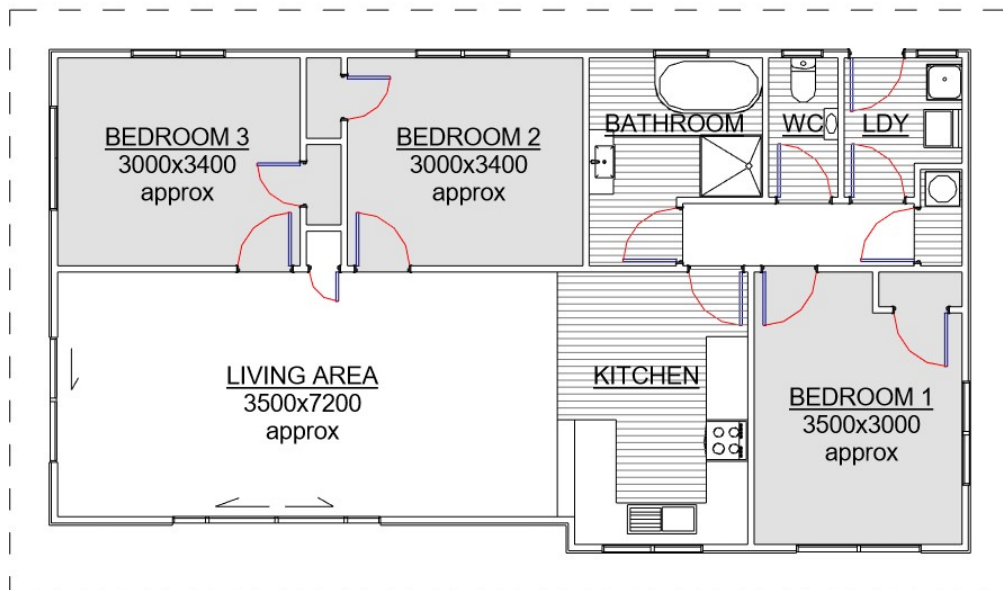


# THE PANIA

AREA 92 SQ MTRS



**BRANDERSON HOMES LTD**

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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

WAIPA DISTRICT COUNCIL BUILDING PERMIT, PLANS & SPECS PROVIDED  
PLANS, SPEC & CALCULATIONS SUPPLIED FOR RECEIVING COUNCIL. ENGINEERS REPORT NOT INCLUDED

## EXTERIOR

SUBFLOOR

## DECORATION IS CLIENT CARE

TIMBER SUBFLOOR AS PER NZS 3604:2011 - FOUNDATIONS ARE BASED ON LEVEL OF SITE TO NZS 3604:2011

EXTERIOR CLADDING

HARDIES 240 SMOOTH WEATHERBOARD OR HARDIES AXON PANELS

FRAMING

90 x 45 H1.2 TREATED

FLOORING

20MM PARTICLE BOARD FLOORING

FASCIA

PRE PRIMED TIMBER FASCIA

ROOFING

LONG RUN COLOURSTEEL CORRUGATED IRON OR STYLELINE PROFILE.

WINDOWS

TASMAN POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY  
IF APPLICABLE FRONT DOOR WILL BE POWDER COLOUR COATED TO SUIT

## INTERIOR

DOOR HARDWARE

WINDSOR FUTURA APEX LEVER RANGE

DOORS

PRE-HUNG HUME PRIMECOAT MDF FLUSH IN SLIMLINE JAMBS & DOORSTOPS—GROOVED STYLE OPTIONAL

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

SHELING

16mm WHITE PBD / LUMBERLOK CLOSET RAILS / 112x18mm FJ PINE SLATS IN H.W.C

## INSULATION

CEILINGS

EARTHWOOL R3.2 (MIN)

WALLS

EARTHWOOL R2.3

UNDERFLOOR

EXPOL UNDERFLOOR R1.4

## BATHROOM

SHOWER

ACRYLIC SHOWER UNIT - SIZE & SHAPE DICTATED BY PLAN

TOILET

RAYMORE CLOSE COUPLED

BATH

FREESTANDING BTW FIBERGLASS UNIT

VANITIES

CERAMIC TOPPED UNITS, SUPPLIED & INSTALLED—WALL HUNG OR FLOOR MOUTED

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

## WATER HEATER

ELECTRIC 180L MAINS PRESSURE CYLINDER

## ELECTRICAL

FIT-OUT COMPLETE USING LED LIGHTING. METER BOX INCLUDED

## PLUMBING

COMPLETED AND TESTED (NO SITE CONNECTIONS)

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.

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