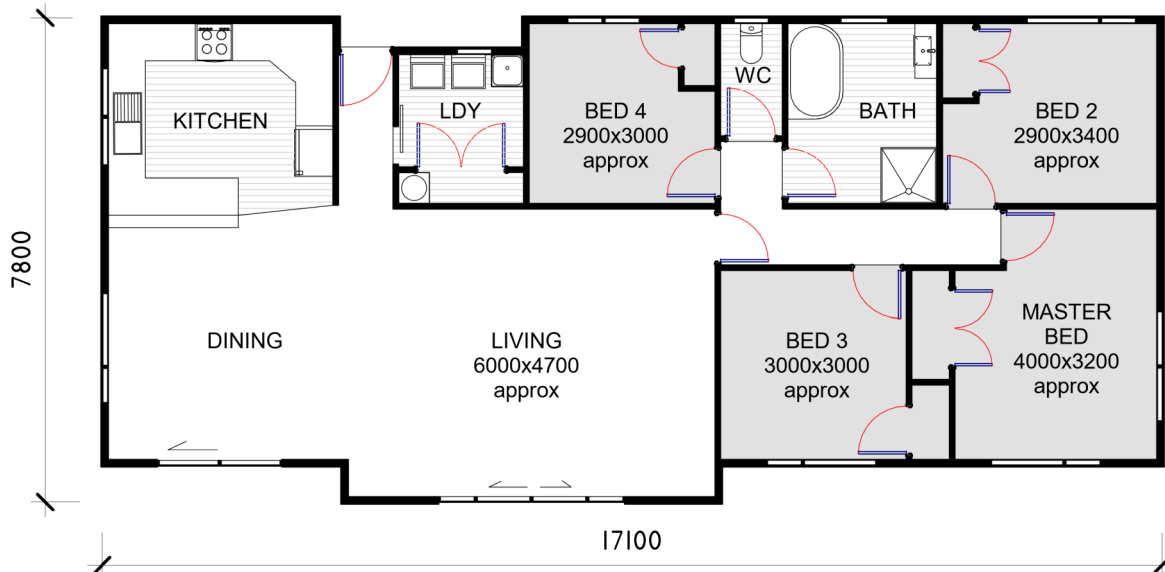


THE LANCASTER

AREA 127 m²



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Note: 3D images are artists impression only



SPECIFICATIONS

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

ALL PRICES INCLUDE TRANSPORT AND FOUNDATION ALLOWANCES

DOCUMENTS INCLUDED

ALL PLANS AND SPECIFICATIONS FOR BUILDING CONSENT PURPOSES, FOR BOTH WAIPA & RECEIVING COUNCIL INCLUDED. * GEOTECH REPORT NOT INCLUDED

EXTERIOR

SUBFLOOR	TIMBER SUBFLOOR AS PER NZS 3604:2011 - FOUNDATIONS ARE BASED ON LEVEL OF SITE TO NZS3604:2011
EXTERIOR CLADDING	BGC NULINE WEATHERBOARD OR HARDIES AXON PANELS
FRAMING	90 x 45 H1.2 TREATED
FASCIA	PRE PRIMED TIMBER FASCIA
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

INTERIOR

FLOORING	20MM PARTICLE BOARD FLOORING
DOOR HARDWARE	WINDSOR FUTURA APWX 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 R6.6
WALLS	EARTHWOOL R2.6
FLOOR	EXPOL UNDERFLOOR R2.5 (MIN)

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	LAMINEX MELTECCA, PRIME MELAMINE OR BESTWOOD MELAMINE. WATER-RESISTANT CARCASES
HARDWARE	HERITAGE HARDWARE RANGE
BENCHTOPS	PRIME LAMINATE or FORMICA RANGE
SINK	FRANKE STAINLESS STEEL LARGE BOWL INSERT

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

ELECTRICAL

FIT-OUT COMPLETE USING LED LIGHTING. METER BOX INCLUDED

PLUMBING

COMPLETED AND TESTED

WATER HEATER

ELECTRIC 180L MAINS PRESSURE CYLINDER

DECORATION OPTION

DECORATION OPTION INCLUDES EXTERNAL / INTERNAL PAINT, CARPET, VINYL & SPLASHBACKS SUBJECT TO YOUR SELECTION

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**